

AGREEMENT

This **AGREEMENT** made at Pune this **05** day of **SEP** in the year **Two Thousand and Twenty**.

B E T W E E N

PRATHAM YASH BUILDCON
(Pan No. AATFP1352R)

A Registered Partnership Firm,
 Registered under the Indian Partnership Act, 1932,
 Having its Registered Office at: Flat No. 106,
 Pratham Yash Residency Phase II, Porwal Road,
 Lohagaon, Pune - 411047
 Through its Authorized **Partners:-**

1) MR. Chetan Gendilal Salunke

hereinafter referred to as "**THE PROMOTER**" (Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the said partnership firm, its present and future partners, their respective legal heirs, successors, legal representatives, in-interest-attorneys, nominees, legatees, executors, administrators, assignees etc.) **OF THE ONE PART.**

A N D

1] MR. _____

hereinafter referred to as "**THE ALLOTTEE/S**" (Which expression shall unless repugnant to the context or meaning thereof shall mean and include all his/her/their legal heirs, executors, administrators and assignees etc.) **OF THE OTHER PART.**

AND

- 1-a. MR. SHIVAJI VITTHAL KOTWAL,**
Age 65 years, Occupation Agriculturist,
- 1-b. MRS. CHANDRABHAGA SHIVAJI KOTWAL,**
Age 52 years, Occupation Housewife,
- 1-c. MR. RAVINDRA SHIVAJI KOTWAL,**
Age 28 years, Occupation Agriculturist
All above residing at Kotwalwadi,
Tal. Haveli, Dist. Pune.
- 1-d. MRS. RUPALI NAVNATH BHANDWALKAR,**
Age 29 years, Occupation Housewife,
- 2-a. MR. ARJUN VITTHAL KOTWAL,**
Age 61 years, Occupation Agriculturist,
- 2-b. MRS. SUNITA ARJUN KOTWAL,**
Age 55 years, Occupation Housewife
- 2-c. MR. SHIRISH ARJUN KOTWAL,**
Age 31 years, Occupation Agriculturist,
All above residing at Kotwalwadi,
Tal. Haveli, Dist. Pune.
- 2-d. MRS. DEEPALI RAJENDRA BHARAM,**
Age 30 years, Occupation Housewife,
- 2-e. MRS. MANISHA PRADEEP THITE,**
Age 29 years, Occupation Housewife,

- 3-a. MR. RAJARAM VITTHAL KOTWAL,**
Age 56 years, Occupation Agriculturist,
- 3-b. MRS. VAISHALI RAJARAM KOTWAL,**
Age 42 years, Occupation Housewife,
- 3-c. MAST.OMKAR RAJARAM KOTWAL,**
Age 23 years, Occupation Student,
- 3-d. MAST.NAMRATA RAJARAM KOTWAL,**
Age 21 years, Occupation Student,
R/o. Kotwalwadi, Tal. Haveli,
Dist.Pune.
- 4-a. SMT. SAMINDRA UTTAM KOTWAL,**
Age 72 years, Occupation Housewife,
- 4-b. MR.VINOD UTTAM KOTWAL,**
Age 41 years, Occupation Agriculturist,
- 4-c. MRS. VAISHALI VINOD KOTWAL,**
Age 31 years, Occupation Housewife,
- 4-d. MAST.VAISHNAV VINOD KOTWAL,**
Age 12 years, Occupation Student,
- 4-e. MRS. ARNAV VINOD KOTWAL,**
Age 10 years, Occupation Student,
- 4-f. MR.VISHVAS UTTAN KOTWAL,**
Age 39 years, Occupation Agriculturist,
- 4-g. MRS. SAVITA VISHVAS KOTWAL,**
Age 31 years, Occupation Housewife,
- 4-h. MAST.KAVYA VISHVAS KOTWAL,**
Age 10 years, Occupation Student,
- 4-i. MAST. SWANANDI VISHVAS KOTWAL,**
Age 9 years, Occupation Student,
All above residing at Kotwalwadi,
Tal.Haveli, Dist.Pune.
- 4-j. MRS.PADMA JALINDAR PHUGE,**
Age 53 years, Occupation Housewife,
- 4-k. MRS. AHILYA RAJARAM TAPKIR,**
Age 51 years, Occupation Housewife,
- 4-l. MRS.SUNANDA BABSAHEB TAPKIR,**
Age 49 years, Occupation Housewife,
- 4-m. MRS.ASHA SAMPAT KORDE,**
Age 46 years, Occupation Housewife,

Through its constituted Power of Attorney holder:-

PRATHAM YASH BUILDCON
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Having its Registered Office at: Flat No. 106,
Pratham Yash Residency Phase II, Porwal Road,
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Through its Authorised **Partners:-**

- 1) MR. Chetan Gendilal Salunke**

Hereinafter referred to as the ‘**ORIGINAL OWNERS/CONSENTING PARTIES**’ (which expression shall unless it be repugnant to the context or meaning thereof shall always deem to mean and include their survivor or survivors, and their respective legal heirs, executors, administrators and assigns of such last survivor) **OF THE THIRD PART.**

WHEREAS, All those pieces and parcels of non agriculture lands bearing **1)** Survey No.

406/1 (Old S.No. 462/1) admeasuring area 00 H. 22.30 R. (633 sq.mtrs.), assessed at Rs. 02-76 Ps. Out of which area admeasuring 00 H. 06 R. (633 sq.mtrs.). Lying and situate at village Kotwalwadi, Taluka Haveli, District Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and also within the jurisdiction of Sub-Registrar, Haveli, Pune, and which lands are more particularly described in **Schedule (I)** hereunder written (hereinafter for the sake of brevity jointly and collectively referred to as **“the said property and/or the said project land”**)

AND WHEREAS, the land bearing S.No. 406/1 (Old S.No. 462/1) admeasuring 00 H. 22.30 R. (633 sq.mtrs.) assessed at Rs. 02-76 Ps. of Village Kotwalwadi. Tal. Haveli Dist.Pune

AND WHEREAS, as such, the owners/consenting parties are the absolute owners and well sufficiently entitled to the said property mentioned in Schedule (I) hereunder written.

AND WHEREAS, the Promoter is entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove.

AND WHEREAS, the Vendor/Original Owners/Promoter is in possession of the project land.

AND WHEREAS, in accordance with the current existing sanction building plan/s, the building/s are sanctioned, is as under :-

Building No.	Existing Sanction Floors	Total Units as per sanction plan	Position/Present Status	Position after proposed revision
Stella Regency	B+G+5 upper floors	25 flats	ON GOING	B + G + 5 upper floors

Commercial Building	Parking Floor	06 unit	ON GOING	B + G + 5 upper floors
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AND WHEREAS, the promoter had already commenced the construction of Stella Regency respectively which are under construction i.e. ongoing project.

AND WHEREAS, the Promoter has proposed to construct on the project land in phase wise out of which present phase shall comprise of Stella Regency having Basement + Parking + 5 upper floors containing total 25 flats and 6 shops.

AND WHEREAS, the Allottee/s is/are offered an Apartment bearing number _____ on the _____, (hereinafter referred to as the said '**Apartment**') in **STELLA REGENCY** being constructed in phase of the said project known as '**STELLA REGENCY**', by the Promoter.

AND WHEREAS, the Promoter has entered into a standard agreement with an Architect Dream Space Architects having its office at: S. No.156/7/9, Opposite Ganesh Temple, Deokar and Dhore Complex, Ganeshnagar, Bophkhel, Pune -411031 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 Maharashtra Real Estate Regulatory Authority at Mumbai No. _____.

AND WHEREAS, the Promoter has appointed a Structural Engineer Mr.R.K.Randhave Consultant Consulting Engineers, Structural Designers having its office at: 436/B, Dhamale Luxuria, Office No. 203, Near Corporation Multilevel Parking, Narayan Peth, Pune- 30 for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building/buildings.

AND WHEREAS, by virtue of the Development Agreement/Power of Attorney, the Promoter has sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s with the allottee/s of the Apartments to receive the sale consideration in respect thereof.

AND WHEREAS, on demand from the allottee/s, the Promoter has given inspection to the Allottee/s of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects Projection Studio having its office at S.No. 127/1A, ITI Road, Aundh, Pune 411 007 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 Certificates of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as **Annexure (A) and (B)**, respectively.

AND WHEREAS, the authenticated copies of the plans of the layout as approved by the concerned local authority have been annexed hereto and marked as **Annexure (C-1)**.

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

AND WHEREAS, the authenticated copy of floor plan of the apartment agreed to be allotted to the Allottee/s have been annexed hereto and marked as **Annexure (C-3)**.

AND WHEREAS, the authenticated copies of commencement certificate/s have been annexed hereto and marked as **Annexure-D** and the authenticated copy of NA order has been annexed and marked as **Annexure-E** herewith.

AND WHEREAS, the specifications of the Apartment agreed to be purchased by the Allottee/s, as sanctioned and approved by the local authority have been mentioned in **Schedule (IV)** hereunder.

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 Allottee/s has/have applied to the Promoter for allotment of an Apartment No. **201** on **Second floor** situated in the **Stella Regency** being constructed in the phase of the said project.

AND WHEREAS, the carpet area of the said Apartment is 44.59 square meters and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee/s or verandah area and exclusive open terrace area

appurtenant to the said Apartment for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the apartment.

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

AND WHEREAS, prior to the execution of these presents, the Allottee/s has/have paid to the Promoter a sum of **Rs. _____/- (Rupees _____ Only)**, being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee/s as advance payment or Application Fee (the payment and receipt whereof the Promoter doth hereby admit and acknowledge) and the Allottee/s has/have 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 & Development) Act 2016 with the Maharashtra Real Estate Regulatory Authority at Mumbai 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/s, 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/s hereby agree/s to purchase the Apartment and the 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 phase comprising of Stella Regency containing total 25 flats and 6 shops 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/s in respect of variations or modifications which may adversely affect the Apartment of the Allottee/s except any alteration or addition required by any Government authorities or due to change in law.

1(a) (i) The Allottee/s hereby agree/s to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee/s **Flat bearing No. _____** of the type of **____ BHK** admeasuring a carpet area of **_____ sq. mtrs.** Along with the exclusive right to use **enclosed balcony** admeasuring an area **_____ sq. mtrs.** and **adjacent terrace** admeasuring an area **_____ sq. mtrs.** In **Stella Regency** on the **_____ floor** in "**Stella Regency**" along with the appurtenances thereto (hereinafter referred to as "**the Apartment**") as shown in the Floor plan thereof hereto annexed and marked **Annexure C-1, C-2 and C-3 respectively** and more particularly described in **Schedule (III)** hereunder written for the lump sum consideration of **Rs. _____/- (Rupees _____ Only)** including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities and also excluding 12 months maintenance charges, which are more particularly described in the **Schedule (II)** hereunder written.

- (a) (ii) The Allottee/s hereby **NOT** agree/s to purchase from the Promoter and the Promoter hereby agrees to **NOT** sell to the Allottee/s car parking space situated at being constructed in the layout for the **NULL** consideration. Further that the Allottee/s shall not in the future raise any dispute about the suitability of the said parking space as constructed by the Promoter. The total aggregate consideration amount for the said unit is thus Rs. _____/-

The said consideration price is EXCLUDING of following expenses which shall be borne and paid by the Promoter –

- Legal charges, consultant's fee, typing and incidental expenses.
- Share money, application entrance fee of the society.
- Charges for formation and registration of society and federation
- M.S.E.B. meter deposit, transformer charges, if any, common meter installation charges and misc. expenses etc.

However, the stamp duty and registration fees as well as Service Tax, GST, VAT or any new tax that may be levied by the Central or State Government for the sale of the said unit, the same shall be borne and paid by the Allottee/s alone.

- 1(b) The total aggregate lump sum consideration amount for the apartment is thus Rs. _____/- (Rupees _____ Only)

- 1(c) The total agreed consideration as mentioned hereinabove is **Rs.** _____/- (Rupees _____ Only) The Allottee herein shall pay the aforesaid agreed consideration to the Promoter herein in the following manner :-

Sr.no	Particulars	Amount
1	Paid by Cheque	
2	Paid Amount as per schedule	
	Total	

Prior to the execution of these presents the Allottees herein has/have paid an amount of **Rs.** _____/- [**Rupees** _____ **only**] to the Promoter being of the total consideration amount as stated in **1st stage** hereinabove and the receipt whereof the Promoter herein does hereby admit and acknowledge. The Allottee shall pay the remaining consideration amount of **Rs.** _____/- (Rupees _____ Only) as per the stages of Payment schedule herein above.

- 1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of GST 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 Apartment.

- 1(e) In addition to the afore said agreed consideration of the said apartment, the Allottee/s hereby agree/s to pay Stamp Duty including Local Body Tax (LBT) (if any), Registration Charges, Goods and Service Tax (GST), from the date of receiving possession of the said apartment and other duties, cesses, charges, levies of whatsoever in nature are levied by the Central/State/Semi-Govt., Corporation and/or any other authority or authorities on the sale of the apartment etc. and/or any of the incidents of this transaction including LBT (if any), GST, Tax on transfer of property in goods involved in works contracts, etc. then the Allottee/s shall be liable to pay the same immediately on the demand of the Promoter, to the Promoter before the possession of the apartment/s. The Promoter shall not be liable to pay the same. The Allottee/s shall keep the Promoter indemnified from all such liabilities/taxes/cesses/duties etc. The Allottee/s has/have hereby agreed to execute separate indemnity bond/s for additional liability,

before taking possession of the said apartment/s. That the Allottee/s agreed to pay the amount/s towards GST to the Promoter on every installment/s as mentioned in the payment schedule hereinabove on due or payment basis, whichever is earlier

1(f) 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/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.

1(g) The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottee/s by discounting such early payments @ 6% 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/s by the Promoter.

1(h) Disclosure regarding enclosed balcony:-

The Promoter has disclosed and made the Allottee/s well aware that, as per sanction building plan the balconies are shown in the Said Apartment but for convenient usefulness of the Said Apartment the balconies has to be enclosed and get amalgamated into adjacent room as the case may be and which is permitted under Development Control Rules of the Development Controlling Authority applicable to the Said Project and for that required premium has been paid by the Promoter and such modified amalgamated floor plan of the said apartment is annexed as "ANNEXURE C-3". The aforesaid changes are made as per the request of the Allottee/s herein and the Allottee/s shall and will not raise any objection, complaint and query as the case may be for such changes and has/have given irrevocable consent with due diligence. If any variations or modifications which adversely affect the Said Apartment as shown in "Annexure C-2", Promoter shall have prior consent of the Allottee/s herein.

1(i) The above mentioned total aggregate lump sum consideration is not a square feet deal but a package deal and on the terms and conditions hereinafter appearing including price for proportionate of the common areas & facilities appurtenant to the said apartment, the subject to the encumbrances of the limited areas & facilities but excluding all expenses of stamp duty (including LBT if any) and registration fees, Goods & Service Tax (GST) etc., which will have to be paid by the Allottee/s to the Promoter or concerned authority separately. The Promoter & the Allottee/s agreed not to question or challenge the said consideration the same having been settled on lump sum basis considering all aspects and other terms of the agreement.

1(j) That any deduction of an amount made by the Allottee/s on account of Tax Deducted at Source (TDS) as may be required under prevailing law while making any payment to the Promoter under this Agreement shall be acknowledged/credited by the Promoter, only upon Allottee/s submitting original Tax Deducted at Source Certificate and the amount mentioned in the Certificate is matching with Income Tax Department site. Provided further that at the time of handing over the possession of the Apartment, if any such Certificate is not produced, the Allottee/s shall pay equivalent amount as interest free deposit with the Promoter, which deposit shall be refunded by the Promoter on the Allottee/s producing such Certificate within one month of the Possession. Provided further that in case the Allottee/s fail/s to produce such certificate within the stipulated period of the one month, the Promoter shall be entitled to appropriate the said Deposit against the receivable from the Allottee/s.

1(k) The Promoter shall confirm the final carpet area that has been allotted to the Allottee/s 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 per cent. 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/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/s. If there is any increase in the carpet area allotted to Allottee/s, the Promoter shall demand additional amount from the Allottee/s as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

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

1.1 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 plans or thereafter and shall, before handing over possession of the Apartment to the Allottee/s, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

1.2 Time is essence for the Promoter as well as the Allottee/s. The Promoter shall abide by the time schedule for completing the project and handing over the Apartment to the Allottee/s 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/s shall make timely payments of the installment and other dues payable by him/her/them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1(c) herein above. ("Payment Plan").

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 633 square meters only and Promoter has planned to utilize Floor Space Index of 2848 sq.mtrs by availing of TDR or FSI available on payment of premiums or FSI 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 2848 sq.mtrs as proposed to be utilized by him/her/them on the project land in the said Project and Allottee/s has/have 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/s, the Promoter agrees to pay to the Allottee/s, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee/s, for every month of delay, till the handing over of the possession. The Allottee/s agree/s to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee/s 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/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/her/their 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/her/their 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 fail/s 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/s (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the installments of sale consideration of the Apartment which may till then have been paid by the Allottee/s 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 are mentioned in **Schedule (IV)** hereunder written.

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

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

- (i) War, civil commotion or act of God;
- (ii) Any notice, order, rule, notification of the Government and/or other public or competent authority/court.

7.1 Procedure for taking possession:- The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee/s as per the agreement shall offer in writing the possession of the Apartment to the Allottee/s 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/s. 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 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/s in writing within 7 (seven) days of receiving the occupancy certificate of the project.

7.2 The Allottee/s shall take possession of the Apartment within 15 (fifteen) days of the written notice from the promoter to the Allottee/s 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/s 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/s. In case the Allottee/s fail/s to take possession within the time

provided in clause 7.1 such Allottee/s shall continue to be liable to pay maintenance charges as applicable.

7.4 (i) If within a period of five years from the date of handing over the Apartment to the Allottee/s, the Allottee/s bring/s to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment is 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/her/their 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.

(ii) The Promoter specifically discloses that, the manufacturers of certain appliances, equipments, standard fittings, machineries including generator set for lift backup, STP, electric pumps, security equipments if any, electronic equipments if any, Solar System if any, Garbage Chute, etc. will be as per the warranty provided by the respective manufacturer / Supplier. The only warranty on those items is of the manufacturer's warranty and the Promoter is in no way responsible for their performance or for any condition beyond the manufacturer's warranty.

(iii) The Promoter herein by spending huge amount providing high quality specifications in the Said Apartment and for the buildings which are under construction on the Said Project Land which Promoter herein are constructing, hence Allottee/s / unauthorized persons / any agency shall not disturb the same under any circumstances concealed plumbing, concealed wiring etc. and considering this aspect and have the safety measures Allottee/s is/are advised not to open this instrument or to try any changes with all these amenities otherwise guarantee / warranty may lapse as well as durability and stability of the building as to the R.C.C. frame work, concealed wiring load, neither Allottee/s nor occupier of the Said Apartment or any person on behalf of them is entitled to chisel, break or damage such internal walls in any manner or remove the walls or any part thereof or erect any additional wall or any structural changes or in any manner increase the additional electrical load in the Said Apartment and such act will be amount to be breach of condition of this transaction. Similarly after completion of the project and conveyance in the name of society, such society will have absolute authority to expel the member for the Said Apartment and dispose of such Apartment in market and refund the amount paid by the Allottee/s to the Promoter herein being consideration of the Said Apartment. This condition is the essence of contract and Allottee/s herein undertakes to abide the same.

(iv) The word defect herein above stated shall mean only the manufacturing defects caused on account of willful neglect of the Promoter themselves and shall not mean defects caused by normal wear and tear, negligent use of the said Apartment or the building/s by the Allottee/s, abnormal fluctuations in the temperatures, abnormal heavy rains, damages from natural calamity etc.

(v) Provided further that the Allottee/s shall not carry out alterations of whatsoever nature in the said Apartment 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 of the erection (including Flooring / Dado) in the Toilets/Kitchen as this may result in seepage of the water. If any of such work is carried out without the written consent of the Promoter, the defect liability shall become void.

(vi) It is expressly agreed that before any liability of defect is claimed by or on behalf of the Allottee/s, such defect shall have to be certified by a Registered Government Engineer and then shall submit a report to state the defects in materials used, in the structure built of the apartment/phase/wing and in the workmanship executed keeping in mind the aforesaid agreed clauses of this agreement

8. The Allottee/s shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence. He shall use the parking space only for purpose of keeping or parking vehicle. (If applicable)

9. The Allottee/s 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/s, so as to enable the Promoter to register the common organizations of Allottee. No objection shall be taken by the Allottee/s 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 obtaining occupancy/completion certificate and receiving the entire consideration of the said apartment along with all other dues, taxes such as LBT (if any), GST etc. payable under this agreement by the Allottee/s to the Promoter, 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 Building 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 obtaining occupancy certificate and completion certificate and receiving the entire consideration of the said apartment along with all other dues, taxes such as GST etc. payable under this agreement by all the Allottee/s to the Promoter, 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/s that the Apartment is ready for use and occupancy, the Allottee/s 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/s shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee/s further agree/s that till the Allottee's share is so determined the Allottee/s shall pay to the Promoter provisional monthly contribution of Rs. 2890/- per month towards the common maintenance /possession charges for first 12 months in advance to the Promoter before delivery of possession of the unit .GST, if applicable shall be borne and paid by Allottee/s alone. The amounts so paid by the Allottee/s 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 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 the afore said 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.

9.4 In the event, the Society or Association or Limited Company or Ultimate Organization is handed over the administration of the property before the sale and disposal of all the apartments / tenements in the building/s all the powers, authorities and right of the apartment to Allottee/s herein shall be always subject to the Promoter's over all right to dispose of unsold apartments and unsold/unallotted covered parking space/s and all other rights thereon, it is specifically agreed between the parties hereto that for the unsold apartments / tenements / units and unsold/unallotted covered car parking/s the Promoter herein shall and will not be liable or

required to contribute towards the common expenses or maintenance charge or any amount under any head towards the share in the common expenses in respect of the unsold apartments nor will be Promoter or the new incoming Allottee/s be liable and required to pay any transfer charges, premium, etc.

10. The Allottee/s paid said consideration price is inclusive 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.

11. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee/s 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/s 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.

12. At the time of registration of conveyance or Lease of the structure of the building, the Allottee/s 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/s 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/s 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/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 project land, including the project and the said Apartment which will, in any manner, affect the rights of Allottee/s 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/s in the manner contemplated in this Agreement;

ix. All the time of execution of the conveyance deed of the structure to the association of allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the structure to the Association of the Allottees;

x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent authorities;

xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the project except those disclosed in the title report.

14. The Allottee/s or himself/herself/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/s in this behalf, the Allottee/s shall be liable for the consequences of the breach.

iii. To carry out at his/her/their 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 tenable 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, Partis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company.

v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.

vii. Pay to the Promoter within fifteen days of demand by the Promoter, his/her/their share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the 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 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 Apartment 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 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 Company, 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 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/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 project land or any part thereof to view and examine the state and condition thereof.

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

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

17. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE ON SUBJECT APARTMENT

After the Promoter executes this Agreement, he/she/they 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 charges shall not effect the right and interest of the Allottee/s who has/have taken or agreed to take such Apartment.

18. BINDING EFFECT

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 sign/s and deliver/s 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/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) fail/s 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.

19. ENTIRE AGREEMENT

This Agreement, along with its schedules and annexure/s, 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/building, as the case may be.

20. RIGHT TO AMEND

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

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

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

22. SEVERABILITY

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

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

Wherever in this Agreement it is stipulated that the Allottee/s has/have 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 in the project.

24. FURTHER ASSURANCES

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

25. PLACE OF EXECUTION

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

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

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

1]

[NAME OF ALLOTTEE/s]

PRATHAM YASH BUILDCON
Registered Office at: Flat No. 106,
Pratham Yash Residency Phase II, Porwal Road,
Lohagaon, Pune 411047
Through its Partners,

1) MR. Chetan Gendilal Salunke

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.

28. JOINT ALLOTTEES

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/them which shall for all intents and purpose to consider as properly served on all the Allottee/s.

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

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

31. GOVERNING LAW

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

32. DETAILS OF SCHEDULE AND ANNEXURES TO THIS AGREEMENT

DETAILS OF SCHEDULES

SCHEDULE	PARTICULARS
Schedule (I)	Description of the said Project Land
Schedule (II)	Common Areas and Facilities
Schedule (III)	Description of Apartment and Covered Parking
Schedule (IV)	Specifications to be provided to the said Apartment agreed to be purchased by the Allottee/s as approved by the concerned local authority

DETAILS OF ANNEXURES

ANNEXURE	PARTICULARS
Annexure – A	Title Report
Annexure – B	Authenticated copies of extract Village Forms VI or VII and XII showing nature of the title of the 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-3	Authenticated copy of floor plan of the apartment agreed to be allotted to the Allottee/s
Annexure - D	Copies of Commencement Certificates issued by PCMC Pune from time to time
Annexure-E	Copy of NA Order issued by Collector Pune
Annexure-F	Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority

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.

SCHEDULE (I) ABOVE REFERRED TO
(Description of the freehold project land and all other details)

A) All that piece and parcel of the land bearing Survey No. 406/1 (Old Survey No.462/1) admeasuring area 00 H. 22.30 R. (633 sq.mtrs.), assessed at Rs. 02-76 Ps., of Village - Kotwalwadi, Tal. Haveli, Dist. Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and also within the jurisdiction of Sub-Registrar Haveli, Pune and bounded as under:

On or towards East : By S.No. 406/2 Part.
On or towards South : By 24 mtr. wide D.P.Road.
On or towards West : By S.No. 401 Part.
On or towards North : By S.No. 404 Part.

TOGETHER WITH ALL RIGHTS, TITLE AND INTEREST ATTACHED THERETO.

SCHEDULE (II)
(Here set out the nature, extent and description of common areas and facilities to the project)

1. The land including the open space/s described in the First Schedule above.
2. The footings, RCC structures of the building/s.
3. Staircase in the building/s.
4. Passage of the building/s.
5. Common drainage, water and electrical lines.

6. Common ground water storage tanks and overhead water reservoirs and plumbing machinery, pumps etc.
7. Compound walls, fencing and gates.
8. Lift with generator back up and Lift wells for each building
9. Firefighting system.
10. Rain Harvesting.
11. STP
12. Club house in recreation space / open space.
13. Solar System.
14. Out door games with related items/Multipurpose Court
15. Modular Kitchen.
16. Pop Ceiling in Living Room
17. Decorative Scheme Entrance Gate
18. Children Play Area
19. Party Lawn
20. Concrete Paved Block Internal Drive Ways
21. Double Security Gate for Project
22. Decorative Entrance Lobby for Every Building
23. Fans, Tubes, Led & Exhaust fan for W/C & Kitchen.
24. CCTV in Campus
25. Video Door Phone
26. Intercom Facility in Hall and Bedroom.
27. TV Cable Connection in Hall and Bedroom .

PROVISION FOR

1. For Water Purifier in Kitchen.
2. For Inverter in Flat

SCHEDULE (III)

(Description of the Apartment and covered car parking, if any)

1. Apartment No. :
2. Floor :
3. Building No. : **STELLA REGENCY**, in “**STELLA REGENCY**” Project,
4. Carpet Area about _ _ _ _ sq.mtrs.
5. Adjacent Open/Enclosed Balcony Area about_____sq.mtrs. for exclusive use of the saidapartment.
6. Adjacent Terrace Area about _____sq.mtrs. for exclusive use of the said apartment.
8. **No right to use One Covered Car Parking on ground floor.**

SCHEDULE (IV)

(Specification for the Apartment)

- | | | |
|----------|---|--|
| RCC | : | Earthquake Resistant RCC Framed Structure.
External & Internal – 6” thick.
Brick work/block work. |
| PLASTER | : | External Sand Faced Plaster.
Internal Plaster with Sanla Finish P.O.P. Plain
Ceiling in All rooms. |
| FLOORING | : | 2x2 Vitrified Double charged Tiles with Skirting in
all rooms. Anti-skid tiles in bathrooms &W.C with digital wall tiles,Anti-
skid tiles in terraces. |

- KITCHEN

:

Black Granite kitchen platform with stainless steel sink. Terrace, Dry balcony, bathroom & WC designer Glaze dado tiles upto full heights WC., bath and Kitchen.
- WINDOW

:

3 Track Powder Coated Aluminium Sliding Window
With Mosquito Net.
M.S.Grill for safety & Security.
Granite Window Sill.
- TOILETS

:

Concealed External Branded Company Plumbing Fitting.
Internal Fitting.
C.P.Branded Fitting Kitchen, W.C., Bath.
Concealed plumbing.
Hot & Cold Mixer Unit.
Branded Sanitary Fitting.
- DOORS

:

Decorative Main Door with Quality Fitting.
Bedroom Doors will be flush door with laminate &Cylindrical lock.
All toilet doors will be Flush Doors.
Terrace doors will be M.S.Powder Coated Folding Doors.
- DOOR FRAMES:

:

Waterproof ply covering with laminate and molding
Patti for main door, Bedroom Door.
Granite Frame in all toilet & bathrooms.
- ELECTRICAL

:

Modular Electrical Switches with concealed polycab
Copper wiring.
T.V. & Telephone point in living and master bedroom.
Adequate electrical point in every room.
- PAINTING

:

Internal Tractor Emulsion Paint.
External Apex.

SCHEDULE (V)
(Payment Schedule)

Percentage	Particulars	Amount
10%	At the time of booking	3,00,000/-
10%	Within a period of 15 days from the date of execution of this agreement	3,00,000/-
15%	Completion of plinth with Basement car parking	4,50,000/-
5%	Completion of 1 st Slab	1,50,000/-
5%	Completion of 2 nd Slab	1,50,000/-
5%	Completion of 3 rd Slab	1,50,000/-
5%	Completion of 4 th Slab	1,50,000/-

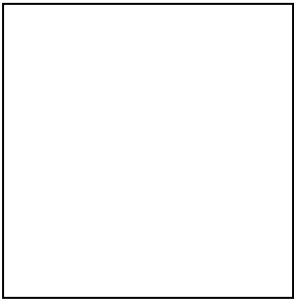
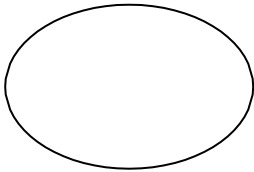
5%	Completion of 5 th Slab	1,50,000/-
5%	Completion of 6 th Slab	1,50,000/-
10%	On Completion of walls of the said unit	3,00,000/-
5%	On Completion of the external plumbing and external plaster, elevation, terraces with water proofing of the building or wing in which the is located.	1,50,000/-
5%	On Completion of internal plaster, flooring, doors and windows of the unit	1,50,000/-
5%	On completion of sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said unit	1,50,000/-
5%	On completion of lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain	1,50,000/-
5%	At the time of handing over of possession of the unit	1,50,000/-
100%	TOTALCONSIDERSTION	30,00,000/-

Note :

- 1. The aforesaid specifications are general and will be provided in the residential accommodation as suitable in accommodation as per the discretion of the Developer
- 2. Any additional specification or work will be charged extra. No rebate will be given for cancellation or omission of any item

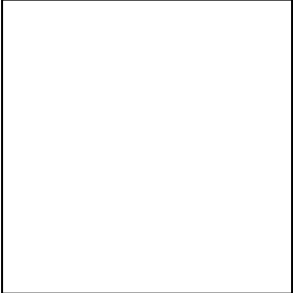
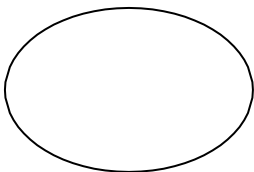
SIGNED AND DELIVERED BY THE WITHIN NAMED **PROMOTER/ORIGINAL OWNERS/CONSENTING PARTIES -**

PRATHAM YASH BUILDCON
Partnership firm, through its Partners



1] Chetan Gendilal Salunke
[THE PROMOTER]

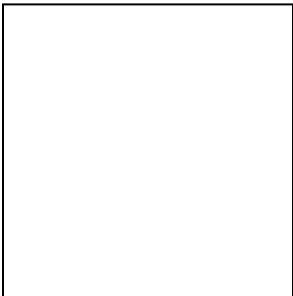
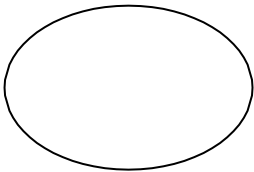
SIGNED AND DELIVERED BY THE WITHIN NAMED ALLOTTEE/S -



1] MR.

[THE OF ALLOTTEE/s]

- 1-a. MR. SHIVAJI VITTHAL KOTWAL
 - 1-b. MRS. CHANDRABHAGA SHIVAJI KOTWAL
 - 1-c. MR. RAVINDRA SHIVAJI KOTWAL
 - 1-d. MRS. RUPALI NAVNATH BHANDWALKAR
 - 2-a. MR. ARJUN VITTHAL KOTWAL
 - 2-b. MRS. SUNITA ARJUN KOTWAL
 - 2-c. MR. SHIRISH ARJUN KOTWAL
 - 2-d. MRS. DEEPALI RAJENDRA BHARAM
 - 2-e. MRS. MANISHA PRADEEP THITE
 - 3-a. MR. RAJARAM VITTHAL KOTWAL
 - 3-b. MRS. VAISHALI RAJARAM KOTWAL
 - 3-c. MAST. OMKAR RAJARAM KOTWAL
 - 3-d. MAST. NAMRTA RAJARAM KOTWAL
 - 4-a. SMT. SAMINDRA UTTAM KOTWAL
 - 4-b. MR. VINOD UTTAM KOTWAL
 - 4-c. MRS. VAISHALI VINOD KOTWAL
 - 4-d. MAST. VAISHNAV VINOD KOTWAL
 - 4-e. MAST. ARNAV VINOD KOTWAL
 - 4-f. MR. VISHVAS UTTAM KOTWAL
 - 4-g. MRS. SAVITA VISHVAS KOTWAL
 - 4-h. MAST. KAVYA VISHVAS KOTWAL
 - 4-i. MAST. SWANANDI VISHVAS KOTWAL
 - 4-j. MRS. PADMA JALINDAR PHUGE
 - 4-k. MRS. AAHILYA RAJARAM TAPKIR
 - 4-l. MRS. SUNANDA BABASAHEB TAPKIR
 - 4-m MRS. AASHA SAMPAT KORDE
- Nos.1 to 4 all through their
Constituted attorneys



1] MR. Chetan Gendilal Salunke
[THE CONSENTING PARTY]

In the presence of WITNESSES :

- 1. Name _____
Signature _____

2. Name _____
Signature _____