

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at Bhayandar, on this _____ day of _____ 20____ BETWEEN : M/s SALASAR SAMRUDHI REALITY PRIVATE LIMITED, (formerly known as “M/s SALASAR HOSPITALITY PVT LTD.) having it’s office at 427, 4th floor, The Summit Business Bay, Near WEH Metro Station, Andheri Kurla Road, Andheri (East), Mumbai 400 093, through its one of the Director SHRI KUNAL NARAYAN TOSHNIWAL, hereinafter called "THE PROMOTERS" (which expression shall unless it be repugnant to the context or meaning

thereof shall deem to mean and include the said company and ,
executors, administrators and assigns) of the **FIRST PART**

AND

SHRI/SMT./M/S._____

having address at _____

hereinafter referred to as "**THE ALLOTTEE/S**" (which expression shall
unless it be repugnant to the context or meaning thereof be deemed to
mean and include his/her/their respective heirs, executors,
administrators, successors and assigns) of the **SECOND PART**.

WHEREAS originally Smt Padmi Ramji Patil was the owner of land
bearing Old Survey No.566, New Survey No.219, Hissa No. 9, area
admeasuring 1620 sq. meters situate, lying and being at Village
Bhayandar, Taluka and District Thane and in the Registration District
and Sub-District of Thane and within the limits of Mira Bhayandar
Municipal Corporation, more particularly described in the First Schedule
hereunder written (hereinafter referred to as "THE SAID ENTIRE
PROPERTY").

AND WHEREAS the said Smt Padmi Ramji Patil died intestate in or
about 1967 leaving behind daughter Laxmibai Sukrya Mhatre and 1)
Smt Devkubai Ganpat Patil, 2) Shri Narottam Ganpat Patil, 2) Shri
Jaywant Ganpat Patil and 3) Smt Shantibai Bhalchandra Patil, being the
legal heirs of predeceased son Shri Ganpat Ramji Patil as her heirs and
legal representative entitled to the estate of the deceased including the
said entire property and accordingly by Mutation Entry No. 5459, dated
19/6/1992, the name of Laxmibai Sukrya Mhatre, Smt Devkubai

Ganpat Patil, Shri Narottam Ganpat Patil, Shri Jaywant Ganpat Patil and Smt Shantibai Bhalchandra Patil were recorded in the 7/12 extract of the Said Entire Property as a owner thereof. and as such the said Laxmibai Sukrya Mhatre was each and the said Smt Devkubai Ganpat Patil, Shri Narottam Ganpat Patil, Shri Jaywant Ganpat Patil and Smt Shantibai Bhalchandra Patil were jointly entitled to the 50% undivided right, title, interest and share of the Said Entire Property.

AND WHEREAS the said Smt Devkubai Ganpat Patil died intestate on 15/08/2004, leaving behind two sons namely 1) Shri Narottam Ganpat Patil, 2) Shri Jaywant Ganpat Patil and daughter Smt Shantibai Bhalchandra Patil, as his heirs and legal representative entitled to estate of the deceased including the 50% undivided right, title, and share of deceased of the Said Entire Property and accordingly by Mutation Entry No. 6232, dated 12/12/2006 , the name of the Shri Narottam Ganpat Patil, Shri Jaywant Ganpat Patil and Smt Shantibai Bhalchandra Patil have been recorded in the 7/12 Extract of the Said Entire Property as owners thereof.

AND WHEREAS the said Smt Laxmibai Sukrya Mhatre died intestate on 23rd January, 1998 leaving behind two sons namely 1) Shri Parshuram Sukrya Mhatre, and 2) Shri Dilip Sukrya Mhatre and three daughter namely 1) Smt Gangabai Anant Patil, 2) Smt Krushnibai Narayan Patil and 3) Smt Chimni alias Babybai Madhukar Patil as her heirs and legal representative entitled to estate of the deceased including the 50% undivided right, title, and share of deceased of the Said Entire Property and accordingly by Mutation Entry No. 6645, dated 27/07/2012, the name of the Shri Parshuram Sukrya Mhatre, Shri Dilip Sukrya Mhatre, Smt Gangabai Anant Patil, Smt Krushnibai Narayan Patil and Smt Chimni alias Babybai Madhukar Patil have been recorded in the 7/12 Extract of the Said Entire Property as co-owners thereof.

AND WHEREAS by an Agreement for Development dated 28th January, 2005, registered in the office of Sub-Registrar Thane under serial No. TNN-7/516/2005, dated 28/01/2005, the said Shri Narottam Ganpat Patil and others had agreed to grant development rights of the Said Entire Property to Shri Pragnesh Rajendrakumar Shah at the price and on the terms and condition mention therein.

AND WHEREAS in pursuance of the said Agreement for Development dated 28th January, 2005, the said Shri Narottam Ganpat Patil and others had also executed the General Power of Attorney in favour of the said Shri Pragnesh Rajendrakumar Shah conferring upon him several powers inter-alia power to deal and / or develop the Said Entire Property to the person or persons of his choice.

AND WHEREAS the said Shri Jaywant Ganpat Patil died intestate on 20th August, 2005, leaving behind widow Smt Kaushlya Jaywant Patil, and son Shri Sachin Jaywant Patil as his heirs and legal representative entitled to estate of the deceased including the undivided right, title, and share of deceased of the Said Entire Property and accordingly by Mutation Entry No. 6884, dated 11/12/2012 , the name of the Smt Kaushlya Jaywant Patil and Shri Sachin Jaywant Patil were recorded in the 7/12 Extract of the Said Entire Property as co-owners thereof.

AND WHEREAS by Development Agreement dated 12th June 2007, the said Shri Pragnesh R. Shah had agreed to grant Development rights of an area admeasuring 620 Sq. meters. i. e. 9911 Sq. Feet F.S.I forming the portion of the Said Entire Property to Shri Swatankumar Yadav proprietor of Vastu Housing at the price and on the terms and condition mentioned therein.

AND WHEREAS in pursuance of the said Agreement for Development dated 12th June 2007, the said Shri Pragnesh R. Shah and

others had also executed the General Power of Attorney in favour of the said Shri Swatankumar Yadav proprietor of Vastu Housing conferring upon him several powers inter-alia power to deal and/or develop an area admeasuring 620 Sq. meters. i. e to 9911 Sq. Feet F.S.I forming the portion of the Said Entire Property to the person or persons of his choice.

AND WHEREAS by Development Agreement dated 26th June 2007, the said Shri Swatankumar Yadav proprietor of Vastu Housing had agreed to grant Development right of an area admeasuring 620 Sq. meters. i. e to 9911 Sq. Feet F.S.I forming the portion of the Said Entire Property to Shri Hasmukh Gehalot at the price and on the terms and condition mentioned therein.

AND WHEREAS in pursuance of the said Agreement for Development dated 26th June 2007, the said Shri Swatankumar Yadav proprietor of Vastu Housing and others had also executed the General Power of Attorney in favour of the said Shri Hasmukh Gehalot conferring upon him several powers inter-alia power to deal and / or develop the an area admeasuring 620 Sq. meters. i. e. to 9911 Sq. Feet F.S.I forming the portion of the Said Entire Property to the person or persons of his choice.

AND WHEREAS by a Development Agreement dated 31st October, 2007 the said Shri Hasmukh Gahlot had agreed to grant Development right of an area admeasuring 620 Sq. meters. i.e. to 9911 Sq. Feet F.S.I forming the portion of the Said Entire Property to M/s. Basudev Builders Pvt Ltd at the terms and condition mentioned therein.

AND WHEREAS in pursuance of the said Agreement for Development dated 31st October, 2007, the said Shri Hasmukh Gahlot had also executed the General Power of Attorney dated 31/10/2007

registered in the office of sub register thane under serial no TNN 4/10495/2007, dated 5/12/2007, in favour of the said M/s. Basudev Builders Pvt Ltd conferring upon them several powers inter-alia power to deal and / or develop the said an area admeasuring 620 Sq. meters. i. e. to 9911 Sq. Feet F.S.I forming the portion of the Said Entire Property to the person or persons of their choice.

AND WHEREAS the said M/s. Basudev Builders Pvt Ltd had apply to the Mira Bhayander Municipal Corporation for sanction of the building of the plan of the said 620 Sq. meters. i. e to 9911 Sq. Feet FSI forming the portion of the Said Entire Property and accordingly the Mira Bhayander Municipal Corporation issued the commencement certificate M.B./MNP/NR/2793/2010-11, vide dated 27/10/2010.

AND WHEREAS the Addl. Collector and Competent Authority, Thane had granted permission under Section 20 of Urban Land (Ceiling and Regulation) Act, 1976, to develop the said entire property vide an Order bearing No. U.L.C./T.A/ATP/W.S.H.S.-20/S.R. 1459,dated 19/08/2004.

AND WHEREAS the Mira Bhayandar Municipal Corporation had sanctioned the plan of the buildings to be constructed on the said entire property vide its Letter No. MB/MNP/NR/2853/2008-09, dated 14/10/2008.

AND WHEREAS the Tahasildar Thane had issued letter bearing Letter No. Revenue/K-1/T-2/LAND/KV-R/99/SR-35/2019/174, dated 03/06/2019 for the converting the said land for Non Agriculture purpose.

AND WHEREAS the Mira Bhayandar Municipal Corporation has issued the Commencement Certificate to commence with the construction of the Building in respect an area admeasuring 590.89

Sq. meter of the said entire property vide its Letter No. M.B./MNP/NR/2793/2010-11, vide dated 27/10/2010.

AND WHEREAS the Estate Investment Company Pvt Ltd, had also issued No Objection Certificate bearing No. EI/NOC/251/2010, dated 30/08/2010 and EI/NOC/700/18 and dated 22/10/2018 in the respect of the said entire property.

AND WHEREAS by Declaration Cum Indemnity dated 20th June, 2008, registered in the office of Sub-Registrar Thane under serial No. TNN-5/5208/2008, dated 20/06/2008, the said Shri Narottam Ganpat Patil and others through its constitute Attorney Shri Pragnesh R. Shah had surrender an area admeasuring 990 Sq. Meter, of the Said Entire Property which is reserved for public purpose under Reservation No. 137 under development plan in favor of the Mira Bhayander Municipal Corporation.

AND WHEREAS by Deed of Conveyance dated 15th January, 2009, registered in the office of Sub-Registrar Thane under serial No. TNN-7/334/2009, dated 16/01/2009, the said Narottam Ganapat Patil and others through its constituted attorney Shri Pragnesh Rajendrakumar Shah through its sub-constituted Attorney Shri Nilesh Soni had sold, transferred, conveyed an area admeasuring 313 Sq. meters forming the portion of the Said Entire Property which fall under the School Reservation to M/s. Unnati Education Trust at the consideration mentioned therein. However, till today, the effect of the said Deed of Conveyance dated 15/01/2009 is yet to be given on the area admeasuring 313 Sq. meters forming the portion of the Said Entire Property.

AND WHEREAS by Deed of Conveyance dated 3rd February, 2011, registered in the office of Sub-Registrar Thane under serial No. TNN-4/1074/2011, dated 05/02/2011, the said Shri Parshuram Sukrya

Mhatre and others had sold, transferred, conveyed their 50% i.e 810 Sq. Meter undivided right, title, interest and share of the Said Entire Property to Shri Vidyadhar Ganpat Patil and Shri Murlidhar Parshuram Patil at the consideration mentioned therein and accordingly by Mutation Entry No. 6795, dated 18/08/2012, the name of Shri Vidyadhar Ganpat Patil and Shri Murlidhar Parshuram Patil were recorded in the 7/12 Extract of the Said Entire Property as Co-owner thereof.

AND WHEREAS by a Development Agreement dated 1st August 2011, registered in the office of sub registrar Thane under Serial No. TNN-7/5772/2011, dated 03/08/2011, the said M/s. Basudev Builders Pvt Ltd through its Director Shri Amit Agarwal had agreed to grant Development rights in respect of the FSI admeasuring 590. 89 Sq. meters of area 620 Sq. Meter of forming the portion of the Said Entire Property to M/s. Salasar Hospital Pvt Ltd, though its Directors 1) Shri Narayan Balkrshna Toshniwal and 2) Dr. Niranjana Agarwal at the terms and on the condition mentioned therein.

AND WHEREAS by Deed of Conveyance dated 12th November, 2012, registered in the office of Sub-Registrar Thane under serial No. TNN-7/07972/2012, dated 12/11/2012, the said Shri Narottam Ganpat Patil and others through their constituted attorney Shri Pragnesh Rajendrakumar Shah through his constituted attorney dated M/s. Basudev Builders Pvt Ltd had sold, transferred, conveyed and an area admeasuring 590. 89 Sq. meters of an area admeasuring 620 Sq. Meters forming the portion of the Said Entire Property to M/s. Salasar Hospital Pvt Ltd though its Directors 1) Shri Narayan Balkrishna Toshniwal and 2) Dr. Niranjana Agarwal at the consideration mentioned therein and accordingly by Mutation Entry No. 6885, dated 11/12/2012, the name of M/s. Salasar Hospital Pvt Ltd have been recorded on area admeasuring 590. 89 Sq. meter in the 7/12 Extract of the Said Entire Property as Co-owners thereof.

AND WHEREAS by Rectification Deed dated 26th March, 2014, registered in the office of Sub-Registrar Thane under serial No. TNN-7/3757/2009, dated 07/05/2014, executed by and between the said Narottam Ganapat Patil and others one part M/s. Unnati Education Trust on other part in respect of the area admeasuring 313 Sq. meters forming the portion of the Said Entire Property.

AND WHEREAS by Release Deed dated 26th July, 2016, registered in the office of Sub-Registrar Thane under serial No. TNN-4/3502/2016, dated 26/07/2016, the said The Estate Investment Co. had release their right in the respect of an area admeasuring 313 Sq. meters forming the portion of the Said Entire Property in favor of the M/s. Unnati Education Trust.

AND WHEREAS the said Shri Vidyadhar Ganpat Patil and other filed a Special Civil Suit No. 683 of 2013 in court of Civil Judge Thane against M/s. Unnati Builders and M/s. Salasar Hospital Pvt Ltd. However on 27th April, 2017 both the Parties filed a consent terms and as per the consent term filed by the parties the Hon'ble Court passed the decree dated 27/04/2017.

AND WHEREAS by Deed of Conveyance dated 14th May 2018, registered in the office of Sub-Registrar Thane under serial No. TNN-12/6139/2018, dated 15/05/2018, the said Shri Narottam Ganpat Patil and others with the consent and confirmation Shri Vidyadhar Ganapat Patil and Shri Murlidhar Parshuram Patil and Shri Pragnesh R. Shah had sold, transferred, conveyed their 716.11 Sq. meter (out of which 616 Sq. meters is reserved for D.P Road and 100.11 Sq. meter falling under residential zone) forming the portion of the Said Entire Property to M/s. Salasar Hospital Pvt Ltd, through its Directors 1) Shri Narayan Balkrshna Toshniwal and 2) Dr. Niranjan Agarwal at the consideration mentioned therein.

AND WHEREAS in pursuance of the said Deed of Conveyance dated 14th May 2018, the said Shri Narottam Ganpat Patil and others had executed General Power of Attorney dated 14/05/2018, in favour of M/s. Salasar Hospital Pvt Ltd conferring upon them several powers inter-alia power to deal and/or develop an area admeasuring 716.11 Sq. meter forming the portion of the Said Entire Property to the person or persons of their choice.

AND WHEREAS by Deed of Confirmation dated 14th May 2018, registered in the office of Sub-Registrar Thane under serial No. TNN-12/6135/2018, dated 14/05/2018, executed by and between the said Smt Kaushyla Jaiwant Patil and others one part M/s. Unnati Education Trust on other part in respect of the area admeasuring 313 Sq. meters forming the portion of the Said Entire Property.

AND WHEREAS as such the said M/s. Salasar Hospital Pvt Ltd is the absolute owner of an area admeasuring 1307 i.e. 716.11 Sq. meter (out of which 616 Sq. meters is reserved for D.P Road and 100.11 Sq. meter falling under residential zone) + 590.89 sq. meters out of an area 620 sq. meters forming the portion of land bearing Old Survey No. 566, New Survey No. 219, Hissa No. 9, area admeasuring 1620 sq. meters situate, lying and being at Village Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane and within the limits of Mira Bhayandar Municipal Corporation, more particularly described in the Second Schedule hereunder written (hereinafter referred as "The Said Property").

AND WHEREAS by Deed of Conveyance dated 15th January, 2009 the M/s. Unnati Education Trust is the absolute owner of an area admeasuring 313 Sq. meters forming the portion of the said Entire property.

AND WHEREAS by Deed of Release dated 12th November, 2021 registered in the office of Sub-Registrar Thane under serial No. TNN-4/15924/2021, dated 12/11/2021, the said The Estate Investment Co. Pvt Ltd. had released, relinquished and given up their right, title, interest and share of an area admeasuring 1307 sq. meters of the said Entire Property in favour of M/s. Salasar Hospital Pvt Ltd at the consideration mentioned therein .

AND WHEREAS as Per Order No. ULC/TA/W.S.H.S.-20/SR-1459, dated 19/01/2022, passed by The Addl. Collector and Competent Authority, Thane, the M/s. Salasar Hospital Pvt Ltd had paid a sum of Rs. 37,80,500/- to Assistant Town Planner Thane Urban.

AND WHEREAS in the sanctioned Development Plan of the Mira Bhayandar Municipal Corporation sanctioned by Government under U.D.D.'s Notification TPS-1296/847/CR-162/96 UD-12, dated 14/06/1997, an area admeasuring 616 Sq meter forming the portion of an area admeasuring 1307 Sq. meters forming the portion of land bearing Old Survey No.566, New Survey No.219, Hissa No. 9, area admeasuring 1620 sq. meters situate Village Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane and within the limits of Mira Bhayandar Municipal Corporation, is reserved for "D.P. Road" in the Development Plan of the Mira Bhayandar Municipal Corporation and therefore by an Agreement dated 17th March, 2022, registered in the office of Sub-Registrar Thane under serial No. TNN-4/4787/2022, dated 17/03/2022, the said M/s. Salasar Hospital Pvt Ltd handed over the said abovementioned property to the

Mira Bhayandar Municipal Corporation and accordingly by Mutation Entry No. 7941, dated 11/7/2022, the name of Mira Bhayandar Municipal Corporation has been recorded in an area admeasuring 616 Sq. meter of the said Property

AND WHEREAS by Deed of Exchange dated 24th May, 2022, registered in the office of Sub-Registrar Thane under serial No. TNN-2/11924/2022, dated 25/05/2022, executed by and between Ms/ Span Realtors on one hand and M/s. Salasar Hospital Pvt Ltd on the other hand, an area admeasuring 110. 11 sq. meters of an area admeasuring 1307 Sq. meters forming the portion of land bearing Old Survey No.566, New Survey No.219, Hissa No. 9, area admeasuring 1620 sq. meters situate Village Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane and within the limits of Mira Bhayandar Municipal Corporation had exchanged to Ms/ Span Realtors in view of an area an area admeasuring 110. 11 sq. meters land bearing Old Survey No.566, New Survey No.219, Hissa No. 2, area admeasuring 2660 sq. meters situate Village Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane and within the limits of Mira Bhayandar Municipal Corporation

AND WHEREAS as per Certificate of Incorporation (Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014) dated 22/6/2022 issued by the Government of India Ministry of Corporate Affairs the company name of M/s. Salasar Hospital Pvt has been changed, as M/s Salasar Samrudhi Reality Private Limited, being the Owner herein.

AND WHEREAS the Mira Bhayandar Municipal Corporation has issued revised Commencement Certificate to commence with the construction of the Building in respect of the said property vide its Letter No. M.B./MNP/NR/950/2022-23, vide dated 9/06/2022

AND WHEREAS in the premises aforesaid, the M/s Salasar Samrudhi Reality Private Limited is entitled to deal and/or develop the Said Property.

AND WHEREAS the Promoters through Shri S.G. Angchekar and Shri Sharad Pawar as well as Advocate Shri R.D Patil has taken the in the respect of the said property from Sub-Registrar Office at Thane/ Bhayandar .

AND WHEREAS Advocate Shri R.D Patil has given the Title Certificate dated 23/07/2022 to Promoters for certifying the title of the said Properties is clear and marketable.

AND WHEREAS in the premises aforesaid, the Promoter herein are entitled to construct the Building on the Said Property (hereinafter jointly and collectively referred to as the **“Said Building”** for the sake of brevity and convenience) together with the permissions and sanctions granted by the authorities concerned.

AND WHEREAS the Promoter is in possession of the Project Land.

AND WHEREAS the Promoter has Proposed to construct on the Project Land 1 (one) Building having Ground + 22 Floors.

AND WHEREAS the Allottee is offered an Apartment bearing number _____ on the _____ floor, (herein after referred to as to as the said “Apartment”) of the Building called **“SALASAR CRYSTAL”** (herein after referred to as the said **“Building”**) being constructed of the said project, by the Promoter.

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 '_____';

AND WHEREAS the Promoter has appointed M/s Tej Consultant Architect registered with the Council of Architects and entered into a standard Agreement is as per the Agreement prescribed by the Council of Architects.

AND WHEREAS the Promoter has appointed Shri Rajesh C. Dubey, the Structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building/buildings.

AND WHEREAS in the premises aforesaid 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 Agreements with the allottee(s)/s of the Apartments to receive the sale consideration in respect thereof;

AND WHEREAS the authenticated copies of Certificate 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 '____' and '____'. 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 '____'.

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 '____',

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 '____'.

AND WHEREAS the Promoter has got 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 has applied to the Promoter for allotment of an Apartment No. _____ on _____ floor situated in Building **“SALASAR CRYSTAL”** being constructed in of the said Project.

AND WHEREAS the carpet area of the said Apartment is _____ square meters and "carpet area" means the net usable floor area of an apartment. excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the 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.

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 Rs. _____ (Rupees _____ only), 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 _____
bearing 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 condition 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 and the garage/covered parking.

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

I. The Promoter shall construct the said building/s consisting of 1 (ONE) Building having Ground + 22 Upper Floors on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modification 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.

I. a The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Apartment No of the type of carpet area admeasuring sq. meters on floor in the building known as **“SALASAR CRYSTAL”** (hereinafter referred to as "the Apartment") as

shown in the Floor plan thereof hereto annexed and marked Annexures ‘_____’ and ‘_____’ for the consideration of Rs. including Rs. being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common area and facilities which are more particularly described in the Third Schedule annexed herewith.

I (b) The total aggregate consideration amount for the said Apartment is thus Rs. _____/- (Rupees_____ only) and the Purchase price shall be paid by the Allottee to the Promoters in the following manner;

(ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee garage bearing Nos. _____ situated at _____ stilt being constructed in the layout for the consideration of Rs. _____/-

(iii) The Allottee hereby agrees to Purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee covered parking spaces bearing Nos _____ situated at _____ Stilt being constructed in the layout for the consideration of Rs. _____/-

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

l(c) The Allottee has paid on or before execution of this agreement a sum of Rs. _____ (Rupees _____ only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs. _____/- (Rupees _____) in the following manner:-

- i. Amount of Rs. _____/- (_____) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement
- ii. Amount of Rs. _____/- (_____) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Apartment is located.
- iii. Rs. _____/- On completion of the First Slab.
- iv. Rs. _____/- On completion of the Fifth Slab.
- v. Rs. _____/- On completion of the Tenth Slab.
- vi. Rs. _____/- On completion of the Fifteen Slab
- vii. Rs. _____/- On completion of the Twenty Slab
- viii. Rs. _____/- On completion of the Twenty Two Slab

i.e. not exceeding 70% of the total consideration) to be paid to the Promoter

- ix. Amount of Rs. _____/- (_____) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.
- x. Amount of Rs. _____/- (_____) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the

Sanitary fittings, staircases, lift wells, lobbies up to the floor level of the said Apartment.

- xi. Amount of Rs. _____/-(_____) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located.
- xii. Amount of Rs. _____/-(_____) (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.
- xiii. Balance Amount of Rs. _____/-(_____) against and 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.

I (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 payable by the Promoter) up to the date of handing over the possession of the Apartment.

- I (e) The Total Price above 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.
- I (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 as agreed in Clause I(a) of this Agreement.

- I (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.
2. 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.
- 2.1. Time is essence for the Promoter as well as 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 instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause I (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 3293.13 square meters only and Promoter has planned to utilize Floor Space Index of ____by availing of TDR or FSI available on payment of premiums or FSI available as

incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 3293.13 square meters as proposed to be utilized by them 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. 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 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.

- 4.1 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 three defaults of payment of instalments,

the Promoter shall at his own option, may terminate this Agreement:

Provided that, Promoter shall give notice of fifteen days in writing to the 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 or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the instalments of sale consideration of the Apartment which may till then have been paid by the 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 '_____', annexed hereto.
6. The Promoter shall give possession of the Apartment to the Allottee on or before 31st day of December 2025 and 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 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid. If the Promoter fails or neglects to give possession of the Apartment to the Allottee on or before 31st day of December 2025 then the allottee give further grace period of 6 months to the Promotes.

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. **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 fulfilment 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.

- 7.1 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:
- 7.2 **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 8.1 such Allottee shall continue to be liable to pay maintenance charges as applicable.
- 7.3 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 their 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 *residence/office/show-room/shop/godown for carrying on any industry or business". However the Allottee 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 organization 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 the 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 the Federation/apex registration of the Society or Association or

Limited Company, as aforesaid, cause to be transferred to the Federation/apex body all the right, title and the interest of the Promoter and/or the owner in the Project land on which the building with multiple wings or Building 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 provisional monthly contribution of Rs _____ per month 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 favor 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 deposited with the Promoter, the following amounts:-

(i) Rs _____ for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.

(ii) Rs. _____ for formation and registration of the Society or Limited Company/Federation/ Apex body.

(iii) Rs. _____ for proportionate Share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body

(iv) Rs. _____/- for proportionate legal charges in respect of the Society or Limited Company/Federation/ Apex body

(v) Rs. _____ for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body.

(vi) Rs _____ For Deposit towards Water, Electric, and other utility and services connection charges &

(vii) Rs _____ for deposits of electrical receiving and Sub Station provided in Layout.

Vii) Rs. _____ as a Maintenance Charges per Sq. feet for towards outgoings of Society

(the above charges are excluding G.S.T of 18% , GST amount shall be added at time of total payment)

11. The Allottee shall pay to the Promoter a sum of Rs. _____ for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/ Advocates of the Promoter in connection with

formation of the said Society, 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. **REPRESENTATION 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 right 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 the 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 or 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 allottee the Promoter shall handover lawful, vacant, 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 due, rate, charges and taxes and other monies, levies, imposition, 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/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 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.

- 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, 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 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 or subsequent purchaser shall liable to pay transfer fees of the said Apartment to the promoter if the Allottee shall sell the said Apartment before the registration of the society of the said Building.
- x. The Lock in period for the sell of the said Apartment to the third person shall be fixed by and between the Promoter and Allottte is _____
- xi. 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.
- xii. 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.

- xiii. 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.
- xiv. 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.** The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee 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 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, staircase, 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

After the Promoter executes this Agreement 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 charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Apartment.

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18. 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.

19. ENTIRE AGREEMENT

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

20. RIGHT TO AMEND

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

21. PROVISIONS OF THIS AGREEMENT APPLICABLE TO 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.

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 Regulation 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 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 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, in _____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_____.

- 26.** 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.
- 27.** 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

_____ (Allottee’s Address)
Notified Email ID: _____

M/s SALASAR SAMRUDHI REALITY
PRIVATE LIMITED,
through its one of the Director

SHRI KUNAL NARAYAN TOSHNIWAL, Promoter Name
having it's office at 427, 4th floor,
The Summit Business Bay,
Near WEH Metro Station,
Andheri Kurla Road,
Andheri (East), Mumbai 400 093 (Promoter Address)
Notified Email ID: salasarsamrudhirealty@gmail.com

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.

28. 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 intent and purposes to consider as properly served on all the Allottees.

29. STAMP DUTY AND REGISTRATION:-

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

30. DISPUTE RESOLUTION:-

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

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

31. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Courts at Mumbai / Thane 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 _____ in the presence of attesting witness, signing as such on the day first above written.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT PIECES and parcels of land bearing Old Survey No.566, New Survey No.219, Hissa No. 9, area admeasuring 1620 sq. meters situate, lying and being at Village Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane and within the limits of Mira Bhayandar Municipal Corporation

THE SECOND SCHEDULE ABOVE REFERRED TO

An area admeasuring 1307 i.e. 716.11 Sq. meter (out of which 616 Sq. meters is reserved for D.P Road and 100.11 Sq. meter falling under residential zone) + 590.89 sq. meters out of an area 620 sq. meters forming the portion of land bearing Old Survey No. 566, New Survey No. 219, Hissa No. 9, area admeasuring 1620 sq. meters situate, lying and

being at Village Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane and within the limits of Mira Bhayandar Municipal Corporation.

THE THIRD SCHEDULE ABOVE REFERRED TO

Apartment No. _____admeasuring _____ Sq. Feet (Carpet) i.e. _____ sq. meters (Carpet) on the _____ floor in the A wing of the Building known as “_____” to be constructed on the said property, more particularly described in the second schedule hereafter written

SIGNED SEALED AND DELIVERED

by the within named "PROMOTERS "

M/s SALASAR SAMRUDHI REALITY
PRIVATE LIMITED,
through its one of the Director
SHRI KUNAL NARAYAN TOSHNIWAL

in the presence of _____

1. _____

2. _____

SIGNED SEALED AND DELIVERED

by the within named "ALLOTEE/S"

in the presence of _____

1. _____

2. _____

RECEIPT

RECEIVED of and from the within named Allotee/s, the sum of
Rs._____/ - (Rupees _____
_____ only) by way of part/full payment of sale
consideration price hereinabove mentioned, on this _____ day of
_____ 200 _____, by Cash/ Cheque/ DD/ Pay Order bearing No.
_____ dated _____ drawn on _____
_____Branch
_____.

Rs. _____/-

WE SAY RECEIVED

M/s SALASAR SAMRUDHI REALITY)
PRIVATE LIMITED,)
through its one of the Director)
SHRI KUNAL NARAYAN TOSHNIWAL)

(Promoters)

WITNESS :

1. _____

2. _____