

MODEL FORM OF AGREEMENT

THIS AGREEMENT is made and entered at Mumbai on this _____ day of _____ in the year Two Thousand and,

BETWEEN

M/S RAMDEV ASSOCIATE, a Partnership Firm, lodged for registered under the Indian Partnership Act 1932, under receipt of Registration No. MB000070393, having its office at 3, Kansara Niwas, Ground Floor, near S. K. Patil Hospital, Daftary Road, Malad (East), Mumbai - 400097, through their partners 1) SHRI SURESHKUMAR M. RANKA, 2) SHRI KANHAIYA H. DEVJANI, 3) SHRI SATISH S. RANKA, and 4) SHRI GOPAL H. DEVJANI, hereinafter be referred to as "**THE PROMOTERS**" (which expression shall unless repugnant to the context or meaning thereof mean and include the partners or partner for the time being of the firm, the survivors or survivor or them and the heirs, executors and administrators of the last surviving partner and their/his/her/ assigns) "THE PARTY OF THE OTHER PART".

AND

Mr./Miss/Mrs/M/s. _____

Having his/her/their address at _____

hereinafter referred to as "**THE ALLOTTEE** " (which expression shall unless it be repugnant to the context or meaning thereof mean and include his, her or their respective legal heirs, executors and administrators) of the other part.

WHEREAS That One Vinayak Moroba Kothare was original owner of plot of land bearing Survey No. 149, Hissa no. 2, of Village Pahadi Goregaon West, Taluka Borivali, Dist MSD. Upon his demise his three sons namely Sunderarao, Atmaram and Sudhan names were recorded by Mutation Entry No. 250 with respect to said plot bearing Survey No. 149, Hissa No. 2 of Village Pahadi, then Taluka Malad, Salshet District Thane.

AND WHEREAS That one Haji Bapubhai Haji Hasanbhai Nadiadwala purchased the said plot from Sunderrao Vinayak Kothare and others, bearing Survey No. 149, Hissa No. 2 and accordingly the name of Haji Bapubhai Haji Hasanbhai Nadiadwala was recorded as an owner of the said property by Mutation Entry No. 366.

AND WHEREAS By a Indenture of Conveyance dated 5th January 1948 executed between Haji Bapubhai Haji Hasanbhai Nadiwadwala referred therein as a Vendor and Pannalal Harichand, Diwanchand Pannalal, Kisanlal Pannalal and Omprakash Pannalal referred therein as a Allottee, the said Haji Bapubhai Haji Hasanbhai Nadiwadwala had sold and transferred his right upon the part of the larger property being a part of Survey No. 149, then Plot 1 and Plot 2 bearing Housing Scheme Plot No. 6, 13, 14 and 31 containing admeasurement 517, 609, 450 and 400 sq. yards respectively of Village Pahadi, then Taluka Malad, Salshet District Thane.

AND WHEREAS by Deed of Conveyance dated 2nd October 1957 executed between Punadevi and another referred therein as Vendor and Rampal Diwanchand Gupta being as an manager and Karta of HUF, the said Rampaul had purchased the right of Shakuntala and another with respect to several properties including plot of land bearing Survey No. 149(part) of Village Pahadi, then Taluka Malad, Salshet District Thane.

AND WHEREAS by a Declaration dated 28th November 1959 registered with the Sub Registrar Bombay having Registration No. BOM/9297/1959 the parties therein namely Kishanchand Pannalal, Omprakash Pannalal, Rampal Diwanchand had been allotted the properties

of Pannalal and family including the said plot bearing Survey No. 149(part) of Village Pahadi, then Taluka Malad, Salshet District Thane.

AND WHEREAS a co-operative Housing society was formed in the year 1972 with intention to purchase the plot and construct the building thereon for the benefit of its members namely Viral Co-operative Housing Society Ltd. having Registration No. BOM/HSR/3600/1972. Hereinafter the said Housing Society is referred to as **"The Society"**.

AND WHEREAS by a Deed of Conveyance executed on 25th October 1972, registered with the Sub Registrar of Assurance, Borivali-2, vide Sr. No. 6003/1/33 of 1972 on 25th October 1972, between Kishanchand Pannalal Gupta, Savitri Kishanchand Gupta, Pramodkumar Kishanchand Gupta, Praveenkumar Kishanchand Gupta and Veena Pramodkumar Gupta, being the Vendor therein of the First part, Omprakash P Gupta, Premvati Omprakash Gupta, Surinder Kumar O Gupta, Usharani S Gupta, Rita O Gupta, Sanjeev S. Gupta, Ajay S. Gupta and Rohit S Gupta being the Vendor therein of the Second Part; Rampaul D Gupta, Charandevi D. Gupta, Kanta Rampaul Gupta, Vinod Kumar Gupta and Sunita V. Gupta being the Vendor therein of the Third Part; Charandevi D. Gupta, being the Vendor therein of the Fourth Part; and Purandevi Pannalal Gupta being the First Confirming Party therein of the sixth part and Pushpa Raichand Doshi and Hemendra Kantilal Shah being the Second Confirming party of the sixth part and Viral Co-operative Housing Society Limited, being the Purchaser therein of the Seventh Part, the Vendor therein transferred, granted, conveyed and assured and the Confirming Party therein confirmed the same, in favour of Purchaser therein plot of land being Housing Scheme Plot No. 13 and 14 admeasuring about 609 and 450 sq. yards equivalent to 509.20 and 376.25 sq. mtr, bearing Survey No. 149 (part) of Village Pahadi, then Taluka Malad, Salshet District Thane for valuable consideration and for the purpose of constructing the building in which flats to be allotted to its members.

AND WHEREAS as per sanction and permission from the Municipal Corporation the said society had constructed the building consisting of

Ground +3 floors upon the said plot bearing Plot no. 13/14 and allotted the flats in the said building to its then members. There are now 21 members who are having right of occupancy and membership of the society for their respective flats.

AND WHEREAS the plot which was described under the schedule of property in Conveyance dated 25th October 1972 i.e. the Sub-Divided piece or parcel of land being Plot no. 13/14, admeasuring about 1,060.963 sq. yards equivalent to 887.1 sq. mtr forming part of larger piece of land bearing Survey No. 149/2, at that material time was having unsurveyed village of Pahadi and Taluka Malad as described in the Conveyance had been subsequently surveyed by the City Survey office and given Corresponding CTS No. 939-A/12 of the Village Pahadi Goregaon West, Taluka Borivali, Municipal Ward 'P' in the registration District and Sub-District of Mumbai city and Mumbai Suburban within the limits of Municipal Corporation of Greater Mumbai, the City Survey Plan of the said property hereto annexed and marked as **Annexure – A** more particularly described in the schedule hereunder written and hereinafter referred to as the **"Said Property"**.

AND WHEREAS a Property Card issued by the City Survey Office on the name of the said society recorded as a holder of the property. The said Property Card is annexed herewith and marked **Annexure – B**.

AND WHEREAS by a Development Agreement dated 24th April 2015, registered with the Sub Registrar of Assurance bearing No. 2765/2015 executed between the said society and The Glasswood Realty the society agreed to grant Development right of the said property to the then Developer, for which necessary Special General Body Meeting is called for and on the requisite were complied. Along with the said Development Agreement the society had also executed a power of attorney in favour of the partner of Glasswood Realty authorised them to carry out several act of completing the redevelopment work as more particularly set out in the said Power of Attorney dated 24th March 2015. The said Power of

Attorney was also registered with the Sub Registrar Borivali 7 bearing No. BRL-7/2759 of 2015.

AND WHEREAS IOD bearing No. CHE/WSII/0683/P/337(NEW) had been obtained by the Glasswood Realty pursuant to the said Development Agreement and the then Developer paid part of the hardship compensation to the members of the society.

AND WHEREAS after obtaining IOD The Glasswood Realty failed to comply with further requisition and condition of Agreement dated 24th April 2015 and therefore the society with the mutual consent of the said The Glasswood Realty decided to terminate and cancel the Development agreement dated 24th April 2015, accordingly the resolution was passed in the Special General Body Meeting of the society for termination and cancellation.

AND WHEREAS by a Cancellation Deed dated 15th October 2019 registered with Sub-Registrar Borivali bearing No BRL-04-14320-2019 executed between the Society and The Glasswood Realty, the Development agreement 24th April 2015 was terminated and cancelled. The Promoters herein had paid a sum of Rs. 1,05,00,000/- in the form of refund of hardship compensation amount and expenses incurred by The Glasswood Realty. The Power of Attorney dated 24th March 2015 was also revoked and cancelled by document registered with Sub-Registrar Borivali bearing No. BRL-04-14322-2019 dated 15th October 2019.

AND WHEREAS the Society published public notice in two local news papers on 10th January 2020 through their advocate informing the general public at large that they have cancelled the Development agreement and Power of Attorney executed in favour of Glasswood Realty;

AND WHEREAS in the process of cancellation of Development Agreement dated 24th April 2015 the Society realised that it is not possible for them to arrange the refund amount to be payable to the Glasswood Realty for cancellation and therefore approached to the Developer and negotiated for granting of Development Right of the said property to the Developer herein for which the Developer agreed to pay to the Society a

sum of Rs. 1,05,00,000/- so that the Society will refund the liability of The Glasswood Realty.

AND WHEREAS by Offer Letter dated 12th March 2019, the Developer had given offer for redevelopment of the society's property on the broad terms and condition as set out in the said letter. Pursuant to said Offer Letter the society had issued Letter of Intent / Resolution to develop the property of the society. After receipt of the said Letter of Intent/Resolution, the Developer herein have acknowledged and conveyed their consent for their appointment as Developer for the redevelopment of the society's building.

AND WHEREAS by Revised Offer letter dated 29th December 2020 some changes and alteration in the terms of redevelopment has been give to the Society. The said revised offer was accepted by the society by Resolution dated 31st December 2020.

AND WHEREAS a Special General Body Meeting had been held on 31st December 2020 wherein it is with the consent of all the members pass a resolution for appointment of Developer for redevelopment of its property. In the said Special General Body Meeting there were 18 members were present who had given consent for granting of Development Right to the Developer and agreed to join as parties to the agreements as The Members. In Special General Body Meeting dated 4th April 2021 the draft of Agreement for Development was approved by all the members with consultancy of society's advocate Shri Lulia.

AND WHEREAS the Society published public notice in two local news papers on 6th April 2021 through their advocate to verify the title and No Objection has been received by their Advocate.

AND WHEREAS by a Development Agreement dated 12th July 2021 registered with Sub Registrar Borivali – IV having Registration No. BLR-4/8534/2021 executed between the said society as Owner, the 18 members as a members and the Promoters herein, the Society with confirmation and consent from all the members granted Development Right of the said property, inter alia to utilize the basic FSI of the said property and

procure at Promoters costs the Fungible FSI / Additional FSI / additional TDR as per present or amended DCR and its rules by using the total plot area admeasuring of 887.10 sq. mtr. carpet area. The 18 members of the society were using 18 flats by using total carpet area of 9250 sq. ft. plus 440 sq. ft. of terrace. By the said Development agreement the developer agreed to provide 18% additional carpet area over and above the existing carpet area of each flat and for which Individual Agreement has been executed and by the Developer.

AND WHEREAS by the Power of Attorney dated 12th July 2021 registered with Registrar of Assurance bearing No. BRL-4/8537/2021 the Society had given Power and Authority to the partners of the Promoters to develop and to deal with the said property.

AND WHEREAS by Deed of Rectification dated 1st February 2022 registered with the Sub Registrar bearing No. BLR-4/1738/2022 the minor correction had been carried out in the Development Agreement dated 12th July 2021.

AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove;

AND WHEREAS the Vendor/Lessor/Original Owner/Promoter is in possession of the project land

AND WHEREAS the Promoter has proposed to construct on the project land (here specify number of buildings and wings thereof) having _____(here specify number of Basements,/podiums/stilt and upper floors)

AND WHEREAS the Allottee is offered an Apartment bearing number _____ on the _____ floor, (herein after referred to as the said "Apartment") in the _____ wing of the Building called _____ (herein after referred to as the said "Building") being constructed in the _____phase of the said project, by the Promoter

AND WHEREAS the Developer has entered into a standard Agreement with M/s ----- an Architect registered with the Council of

Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

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

AND WHEREAS the Promoters have appointed Mr. Umesh Joshi, Structural Engineers, for the purpose of preparation of Structural Designs and Drawings of Building, to be constructed on the said property, and the Promoters declare that, they shall accept, Professional Services and/or supervision of Structural Engineers, appointed or engaged by them, from time to time, till completion.

AND WHEREAS by virtue of the said agreement the Developer have exclusive right to sale Unit/Flat in the building to be constructed upon the said property and entitle to entered into an agreement to receive the sale consideration and respect thereof.

AND WHEREAS on demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects Messrs..... and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

AND WHEREAS the authenticated copies of Certificate of Title issued by the 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 copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as Annexure D

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

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

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

AND WHEREAS the Allottee has applied to the Promoter for allotment of an Apartment No. onfloor in wing ____ situated in the building Ramdev Veeral Heights being constructed 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 no. ;

AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the (Apartment/Plot) and the garage/covered parking(if applicable)

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

1. The Developer shall construct the said building/s consisting of basement and ground/ stilt, /..... podiums, and 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 Developer have to obtain prior consent in writing of the Purchaser in respect of variations or modifications only if which may adversely affect the Unit/Flat of the Purchaser except any alteration or addition required by any Government authorities or due to change in law or BMC Act.

1.a.(i) 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. metres on floor in the building Ramdev Veeral Heights (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked Annexures C-1 and C-2 for the consideration of Rs. including Rs. being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith. (the price of the Apartment including the proportionate price of the common areas and facilities and parking spaces should be shown separately).

(ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee garage bearing Nos ____ situated at _____ Basement and/or stilt and /or ____podium 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 _____

Basement and/or stilt and /or ____podium being constructed in the layout for the consideration of Rs. _____/-.

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

1(c) The 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. Amount of Rs...../- (.....) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located.
- iv. Amount of Rs...../- (.....) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.
- v. Amount of Rs...../- (.....) (not exceeding 80% of the total consideration)

- vi. to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift, wells, lobbies upto the floor level of the said Apartment.
- vii. 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..
- viii. 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.
- ix. 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.

1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the [Apartment/Plot].

1(e) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that

while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

1(f) The Promoter may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee by discounting such early payments @ % per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.

1(g) 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 1(a) of this Agreement.

1(h) The Allottee authorizes the Promoter to adjust/appropriate all

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

Note: Each of the instalments mentioned in the sub clause (ii) and (iii) shall be further subdivided into multiple instalments linked to number of basements/podiums/floors in case of multi-storied building /wing.

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

2.2 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the [Apartment/Plot] 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 1 (c) herein above. ("Payment Plan").

The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is square meters only and Promoter has planned to utilize Floor Space Index of _____ by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as

mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of _____ as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

- 4.1 If the Promoter fails to abide by the time schedule for completing the project and handing over the [Apartment/Plot] to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoter.
- 4.2 Without prejudice to the right of promoter to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee committing 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 'E', annexed hereto.
6. The Promoter shall give possession of the Apartment to the Allottee on or before..... day of20____. If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid. Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of –
 - (i) war, civil commotion or act of God ;
 - (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

7.1 Procedure for taking possession - The Promoter, upon obtaining the

occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the [Apartment/Plot], 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/Plot] 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.

- 7.2 The Allottee shall take possession of the Apartment within 15 days of the written notice from the promotor to the Allottee intimating that the said Apartments are ready for use and occupancy:
- 7.3 **Failure of Allottee to take Possession of [Apartment/Plot]:** Upon receiving a written intimation from the Promoter as per clause 8.1, the Allottee shall take possession of the [Apartment/Plot] 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/Plot] 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.
- 7.4 If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be

entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

8. The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of *residence/office/show-room/shop/godown for carrying on any industry or business.(*strike of which is not applicable) He shall use the garage or parking space only for purpose of keeping or parking vehicle.
9. The Allottee along with other allottee(s) of Apartments in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organisation of Allottee. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.
 - 9.1 The Promoter shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the said structure of the Building or wing in which the said Apartment is situated.
 - 9.2 The Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the

right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the project land on which the building with multiple wings or buildings are constructed.

- 9.3 Within 15 days after notice in writing is given by the Promoter to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter 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 favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.
10. The Allottee shall on or before delivery of possession of the said premises keep 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 deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body.

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

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

11. The 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. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

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

- i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;
- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right,

title and interest of the Allottee created herein, may prejudicially be affected

- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said [Apartment/Plot] 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/Plot] to the Allottee in the manner contemplated in this Agreement;
 - ix. At the time of execution of the conveyance deed of the structure to the association of allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;
 - x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
 - xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.
14. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows :-
- i. To maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated

which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.

- ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.
- iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside

colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company.

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

- x. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.
 - xi. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society/Limited Society, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
 - xii. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.
15. 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 outgoings, 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, 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

After the Promoter executes this Agreement he shall not mortgage or create a charge on the *[Apartment/] and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such [Apartment/plot].

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 agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

20. RIGHT TO AMEND

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

21. PROVISIONS OF THIS AGREEMENT APPLICABLE TO 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/Plot], in case of a transfer, as the said obligations go along with the [Apartment/Plot] 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 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/Plot] to the total carpet area of all the [Apartments/Plots] 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 Promoter name

(Promoter Address)

Notified Email ID: _____

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

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 intents 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 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 *Mumbai* in the

presence of attesting witness, signing as such on the day first above written. First Schedule Above Referred to Description of the freehold/leasehold land and all other details Second Schedule Above Referred to Here set out the nature, extent and description of common areas and facilities.

THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land or ground together with the hereditaments and premises and building standing thereon admeasuring 887.1 sq. mtr. or thereabouts, bearing Survey No. 149/2 (part), CTS No. 939-A/12, of village Pahadi Goregaon West, Taluka Borivali of Mumbai suburban District being lying and situate at Nadiadwala Colony No. 1, on the plot No. 13/14, Off S. V. Road, Malad (West), Mumbai – 400064, and in the Registration Sub District of Mumbai within the limits of Greater Mumbai.

On or towards the East	: by 3 way Road, Nadiadwala Colony No.1
On or towards the West	: by Bombay Talkies Compound
On or towards the North	: by Ramsarovar Building
On or towards the South	: by Dead end road to Saylee Enclaves

THE SECOND SCHEDULE ABOVE REFERRED TO

Flat No. _____, on the _____ floor, admeasuring _____ sq. ft. carpet area (which is inclusive of the area of door jams, F.B. and balconies) as shown in red colour boundary line in the floor plan annexed herewith in the building “Ramdev Veeral Heights” along with one parking as per clause No. 1.

SIGNED SEALED AND DELIVERED by the	)
Within named “PROMOTERS”	)
M/S RAMDEV ASSOCIATES	)
through its Partners	)
1) SHRI SURESHKUMAR M. RANKA	)

2) SHRI KANHAIYA H. DEVJAN)I

3) SHRI SATISH S. RANKA)

4) SHRI GOPAL S. DEVJANI)

In the presence of)

1. Name

Signature

2. Name

Signature _____

SIGNED SEALED AND DELIVERED by the)

Within named "ALLOTTEE")

1) Mr.)

2) Mr.)

In the presence of)

1. Name

Signature

2. Name

Signature _____

RECEIPT

RECEIVED of and from the within named the PURCHASER/S, a
sum of Rs. _____/- (Rupees

_____ only) by
Cheque No. _____, drawn on
_____, for Rs. _____/-
dated _____ and aggregating to Rupees _____
only

Rs.

_____-/-

We say

received

Witness: -

1.

2.

DATED THIS DAY OF
202__

AGREEMENT FOR SALE
OF

Flat No. _____, on _____ Floor

BETWEEN

M/S RAMDEV ASSOCIATES

....THE DEVELOPER

AND

1. _____

2. _____

...THE

PURCHASER/S

C. A. Patel,
Advocate,
102, Sirindha Apts.,
Chincholi Bunder Road,
Malad (West),
Mumbai – 400 064.
