

AGREEMENT FOR SALE

This Articles of Agreement is made and executed at Pune on this ____ day of _____, in the year of 2022.

BETWEEN

M/S. CHOICE LIFESTYLE,

A registered Partnership Firm,
Registered under the Provisions of Indian Partnership Act, 1932,
Having registered office at : Choice Group, Road no 8, Adarsh Colony,
Tingre Nagar,vishrantwadi-Airport Road, Pune 411 032.
(PAN : AAOFC1825B)

Through its authorized Partner:-

Mr. Prannay Arun Agrawal,

Age about : 42 years, Occupation : Business,

Hereinafter referred to or called as the **“PROMOTER/OWNER”**, (which expression shall unless be repugnant to the context or meaning thereof shall mean and include the said firm, its present and future partners, their respective heirs, survivors, executors, administrators, representatives, successors-in-title and assigns) **OF THE FIRST PART**

AND

1) **MRS.** _____,
Age about : ____ years, Occupation : _____,
(PAN : _____)
(AADHAR : _____)

2) **MR.** _____
Age about : ____ years, Occupation : _____
(PAN : _____)
(AADHAR: _____)

Both Residing at : _____

Hereinafter referred to or called as the **“ALLOTTEE/S”**, (which expression shall unless be repugnant to the context or meaning thereof shall mean and include his / her / their heirs, administrators, executors, representatives, successors-in-title and assigns) **OF THE SECOND PART.**

WHEREAS all that separated piece and parcel of the land bearing Survey No. 35/36/1A/2A/11/13/16/17, totally admeasuring 00 Hectare, 34 Ares [bearing (1) old Survey No. 35/1A/11, totally admeasuring 00 Hectare, 08 Ares, (2) old Survey No. 35/1A/13, totally admeasuring 00 Hectare, 08 Ares, (3) an area admeasuring 00 Hectare, 01 Ares, carved out of old Survey No. 35/1A/17, totally admeasuring 00 Hectare, 03 Ares, and (4) an area admeasuring 00 Hectare, 17 Ares, carved out of old Survey No. 36/2A/16, totally admeasuring 00 Hectare, 27

Ares], lying, being and situate at revenue village – Mundhwa (Keshavnagar), Taluka – Pune City, District - Pune, within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar, Haveli (Pune), which land is more particularly described in the Schedule – I written hereunder. Hereinafter for the sake of brevity and convenience referred to as the ‘**project land**’.

DEVOLUTION OF TITLE IN REPECT OF THE PROJECT LAND:

1. It seems from the revenue record that, the land bearing Survey No. 35/1A, an area admeasuring 06 Acres was previously recorded in the name of Mr. Ashok Patilbuva Dhamdhare and the land bearing Survey No. 36/2A/2C, an area admeasuring 02 Acres was previously recorded in the name of Mr. Hira Gopala Kodre.
2. In accordance with the Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1955 the lands coming under Village - Mundhava have been converted into metric system. Effects of the same have been given to the 7/12 extracts the larger lands vide Mutation Entry No. 3083.
3. As per the Application given by Mr. Ashok Patilbuva Dhamdhare, the following names have been recorded to the record of rights of the land bearing Survey No. 35/1A.

Sr.No.	Name	Share in the land
1.	Mrs. Indubai Patilbuva Dhamdhare	1 Anne, 4 Pai
2.	Mr. Udaykumar Patilbuva Dhamdhare	1 Anne, 4 Pai
3.	Mr. Eknath Patilbuva Dhamdhare	1 Anne, 4 Pai
4.	Mr. Ashok Patilbuva Dhamdhare	12 Anne

Accordingly the names of said beneficiaries have been recorded to the record of rights of the aforesaid land vide Mutation Entry No. 3368.

4. The partition of the land bearing Survey No. 35/1A has been taken place amongst Mrs. Indubai Patilbuva Dhamdhare, Mr. Udaykumar Patilbuva Dhamdhare, Mr. Eknath Patilbuva Dhamdhare and Mr. Ashok Patilbuva Dhamdhare. As per the said partition, the aforesaid land has been distributed in the parties therein in the following manner:

Sr.No.	Survey No.	Area		Names of the Beneficieries
		Acres	Gunthe	
1.	35/1A/1	04	20	Mr. Ashok Patilbuva Dhamdhare
2.	35/1A/2	00	20	Mr. Eknath Patilbuva Dhamdhare
3.	35/1A/3	00	20	Mr. Udayumar Patilbuva Dhamdhare
4.	35/1A/4	00	20	Mrs. Indubai Patilbuva Dhamdhare

Accordingly the names of parties therein have been recorded to the record of rights of the aforesaid land vide Mutation Entry No. 3369.

5. By virtue of Agreement dated 28/04/1987, Mr. Hira Gopala Kodre, Mrs. Sarubai Hira Kodre, Mr. Prakash Hira Kodre (for himself and natural guardian of Mas. Yogesh Prakash Kodre) and Mrs. Minakshi Prakash Kodre have agreed to sale the land bearing Survey No. 36/2A/2C, an area admeasuring 00 Hectare, 81 Ares unto and in favor of Mr. Madhav Durgaram Dhume. The said Agreement is registered in the office of Sub Registrar, Haveli No. 1 (Pune), at Sr. No. 5342/1987.

6. By virtue of Agreement dated 28/04/1987, Mr. Ashok Patilbuva Dhamdhare (for himself and natural guardian of Mas. Rahul, Atul and Sachin Ashok Dhamdhare), Mrs. Shalan Ashok Dhamdhare, Mr. Udaykumar Patilbuva Dhamdhare, Mrs. Indumati Patilbuva Dhamdhare, Mr. Patilbuva Balaji Dhamdhare, Mr. Eknath Patilbuva Dhamdhare, Mrs. Nandadevi Eknath Dhamdhare and Mr. Bharat Patilbuva Dhamdhare (for himself and natural guardian of Mas. Krishnakant and Hanumant Bharat Dhamdhare and Ms. Urmila and Shital Bharat Dhamdhare) have agreed to sale an area admeasuring 00 Hectare, 20 Ares from and out of Survey No. 35/1A/3 unto and in favor of Mr. Madhav Durgaram Dhume. The said Agreement is registered in the office of Sub Registrar, Haveli No. 1 (Pune), at Sr. No. 5343/1987.

7. By virtue of Agreement dated 28/04/1987, Mr. Ashok Patilbuva Dhamdhare (for himself and natural guardian of Mas. Rahul, Atul and Sachin Ashok Dhamdhare), Mrs. Shalan Ashok Dhamdhare, Mr. Udaykumar Patilbuva Dhamdhare, Mrs. Indumati Patilbuva Dhamdhare, Mr. Patilbuva Balaji Dhamdhare, Mr. Eknath Patilbuva Dhamdhare, Mrs. Nandadevi Eknath Dhamdhare and Mr. Bharat Patilbuva Dhamdhare (for himself and natural guardian of Mas. Krishnakant and Hanumant Bharat Dhamdhare and Ms. Urmila and Shital Bharat Dhamdhare) have agreed to sale an area admeasuring 00 Hectare, 40 Ares from and out of Survey No. 35/1A/1 unto and in favor of Mr. Madhav Durgaram Dhume. The said Agreement is registered in the office of Sub Registrar, Haveli No. 1 (Pune), at Sr. No. 5344/1987.

8. By virtue of Agreement dated 28/04/1987, Mr. Ashok Patilbuva Dhamdhare (for himself and natural guardian of Mas. Rahul, Atul and Sachin Ashok Dhamdhare), Mrs. Shalan Ashok Dhamdhare, Mr. Udaykumar Patilbuva Dhamdhare, Mrs. Indumati Patilbuva Dhamdhare, Mr. Patilbuva Balaji Dhamdhare, Mr. Eknath Patilbuva Dhamdhare, Mrs. Nandadevi Eknath Dhamdhare and Mr. Bharat Patilbuva Dhamdhare (for himself and natural guardian of Mas. Krishnakant and Hanumant Bharat Dhamdhare and Ms. Urmila and Shital Bharat Dhamdhare) have agreed to sale an area admeasuring 00 Hectare, 40 Ares from and out of Survey No. 35/1A/1 unto and in favor of Mr. Madhav Durgaram Dhume. The said Agreement is registered in the office of Sub Registrar, Haveli No. 1 (Pune), at Sr. No. 5345/1987.

9. By virtue of Agreement dated 28/04/1987, Mr. Ashok Patilbuva Dhamdhare (for himself and natural guardian of Mas. Rahul, Atul and Sachin Ashok Dhamdhare), Mrs. Shalan Ashok Dhamdhare, Mr. Udaykumar Patilbuva Dhamdhare, Mrs. Indumati Patilbuva Dhamdhare, Mr. Patilbuva Balaji Dhamdhare, Mr. Eknath Patilbuva Dhamdhare, Mrs. Nandadevi Eknath Dhamdhare and Mr. Bharat Patilbuva Dhamdhare (for himself and natural

guardian of Mas. Krishnakant and Hanumant Bharat Dhamdhere and Ms. Urmila and Shital Bharat Dhamdhere) have agreed to sale an area admeasuring 00 Hectare, 40 Ares from and out of Survey No. 35/1A/1 unto and in favor of Mr. Madhav Durgaram Dhume. The said Agreement is registered in the office of Sub Registrar, Haveli No. 1 (Pune), at Sr. No. 5346/1987.

10. By virtue of Agreement dated 28/04/1987, Mr. Ashok Patilbuva Dhamdhere (for himself and natural guardian of Mas. Rahul, Atul and Sachin Ashok Dhamdhere), Mrs. Shalan Ashok Dhamdhere, Mr. Udaykumar Patilbuva Dhamdhere, Mrs. Indumati Patilbuva Dhamdhere, Mr. Patilbuva Balaji Dhamdhere, Mr. Eknath Patilbuva Dhamdhere, Mrs. Nandadevi Eknath Dhamdhere and Mr. Bharat Patilbuva Dhamdhere (for himself and natural guardian of Mas. Krishnakant and Hanumant Bharat Dhamdhere and Ms. Urmila and Shital Bharat Dhamdhere) have agreed to sale an area admeasuring 00 Hectare, 40 Ares from and out of Survey No. 35/1A/1 unto and in favor of Mr. Madhav Durgaram Dhume. The said Agreement is registered in the office of Sub Registrar, Haveli No. 1 (Pune), at Sr. No. 5348/1987.

11. By virtue of Deed of Sale dated 23/12/1987, the said Mr. Hira Gopala Kodre and Mrs. Sarubai Hira Kodre sold out the land bearing Survey No. 36/2A/2C, an area admeasuring 00 Hectare, 81 Ares unto and in favor of Mr. Madhav Durgaram Dhume, Mr. Sandip Madhav Dhume, Mr. Milind Madhav Dhume, Mr. Pankaj Madhav Dhume, Mr. Bhalchandra Ramchandra Sule, Mr. Taranath Radhakrushana Kamat, Mr. Meghsham Kamlakar Apte and Mr. Rus Fram Balaporia. The said Deed of Sale is lodged for registration before Sub Registrar, Haveli No. 1 (Pune) at Sr.No. 16955/1987 and got registered on 09/12/1988 at Sr. No. 17077/1988.

12. By virtue of Deed of Sale dated 23/12/1987, the said Mr. Bharat Patilbuva Dhamdhere (for himself and natural guardian of Mas. Krishnakant Bharat Dhamdhere, Mas. Hanumant Bharat Dhamdhere, Ms. Urmila Bharat Dhamdhere and Ms. Shital Bharat Dhamdhere), Mrs. Sindhumati Bharat Dhamdhere and Mr. Ashok Patilbuva Dhamdhere sold out an area admeasuring 00 Hectare, 40 Ares from and out of Survey No. 35/1A/1 unto and in favor of Mr. Madhav Durgaram Dhume, Mr. Sandip Madhav Dhume, Mr. Milind Madhav Dhume, Mr. Pankaj Madhav Dhume, Mr. Bhalchandra Ramchandra Sule, Mr. Taranath Radhakrushana Kamat, Mr. Meghsham Kamlakar Apte and Mr. Rus Fram Balaporia. The said Deed of Sale is lodged for registration before Sub Registrar, Haveli No. 1 (Pune) at Sr.No. 16963/1987 and got registered on 09/12/1988 at Sr. No. 17085/1988.

13. By virtue of Deed of Sale dated 23/12/1987, the said Mr. Eknath Patilbuva Dhamdhere Mrs. Nandadevi Eknath Dhamdhere and Mr. Ashok Patilbuva Dhamdhere sold out an area admeasuring 00 Hectare, 40 Ares from and out of Survey No. 35/1A/1 unto and in favor of Mr. Madhav Durgaram Dhume, Mr. Sandip Madhav Dhume, Mr. Milind Madhav Dhume, Mr. Pankaj Madhav Dhume, Mr. Bhalchandra Ramchandra Sule, Mr. Taranath Radhakrushana Kamat, Mr. Meghsham Kamlakar Apte and Mr. Rus Fram Balaporia. The said Deed of Sale is lodged for registration before Sub Registrar, Haveli No. 1 (Pune) at Sr.No. 16964/1987 and got registered on 09/12/1988 at Sr. No. 17086/1988.

14. By virtue of Deed of Sale dated 23/12/1987, the said Mr. Ashok Patilbuva Dhamdhere (for himself and natural guardian of Mas. Rahul, Atul and Sachin Ashok Dhamdhere) and Mrs. Shalan Ashok Dhamdhere sold out an area admeasuring 00 Hectare, 40 Ares from and out of Survey No. 35/1A/1 unto and in favor of Mr. Madhav Durgaram Dhume, Mr. Sandip Madhav Dhume, Mr. Milind Madhav Dhume, Mr. Pankaj Madhav Dhume, Mr. Bhalchandra Ramchandra Sule, Mr. Taranath Radhakrushana Kamat, Mr. Meghsham Kamlakar Apte and Mr. Rus Fram Balaporia. The said Deed of Sale is lodged for registration before Sub Registrar, Haveli No. 1 (Pune) at Sr.No. 16965/1987 and got registered on 09/12/1988 at Sr. No. 17087/1988.

15. By virtue of Deed of Sale dated 23/12/1987, the said Mr. Uday Patilbuva Dhamdhere and Mr. Ashok Patilbuva Dhamdhere sold out an area admeasuring 00 Hectare, 20 Ares from and out of Survey No. 35/1A/3 unto and in favor of Mr. Madhav Durgaram Dhume, Mr. Sandip Madhav Dhume, Mr. Milind Madhav Dhume, Mr. Pankaj Madhav Dhume, Mr. Bhalchandra Ramchandra Sule, Mr. Taranath Radhakrushana Kamat, Mr. Meghsham Kamlakar Apte and Mr. Rus Fram Balaporia. The said Deed of Sale is lodged for registration before Sub Registrar, Haveli No. 1 (Pune) at Sr.No. 16968/1987 and got registered on 09/12/1988 at Sr. No. 17088/1988.

16. By virtue of Deed of Sale dated 23/12/1987, the said Mr. Uday Patilbuva Dhamdhere and Mr. Ashok Patilbuva Dhamdhere sold out an area admeasuring 00 Hectare, 40 Ares from and out of Survey No. 35/1A/1 unto and in favor of Mr. Madhav Durgaram Dhume, Mr. Sandip Madhav Dhume, Mr. Milind Madhav Dhume, Mr. Pankaj Madhav Dhume, Mr. Bhalchandra Ramchandra Sule, Mr. Taranath Radhakrushana Kamat, Mr. Meghsham Kamlakar Apte and Mr. Rus Fram Balaporia. The said Deed of Sale is lodged for registration before Sub Registrar, Haveli No. 1 (Pune) at Sr.No. 16969/1987 and got registered on 09/12/1988 at Sr. No. 17089/1988.

17. By virtue of Deed of Sale dated 23/12/1987, the said Mr. Eknath Patilbuva Dhamdhere sold out an area admeasuring 00 Hectare, 08 Ares from and out of Survey No. 35/1A/2/1 unto and in favor of Mr. Madhav Durgaram Dhume. The area sold has been allocated as Survey No. 35/1A/2/2. Accordingly the name of said Purchaser has been recorded to the record of rights of the said land vide Mutation Entry No. 4236.

18. By virtue of Deed of Sale dated 23/12/1987, the said Mr. Ashok Patilbuva Dhamdhere sold out an area admeasuring 00 Hectare, 08 Ares from and out of Survey No. 35/1A/1 unto and in favor of Mr. Madhav Durgaram Dhume. The area sold has been allocated as Survey No. 35/1A/1/3. Accordingly the name of said Purchaser has been recorded to the record of rights of the said land vide Mutation Entry No. 4237.

19. By virtue of Deed of Partition dated 21/02/1992, the partition in respect of the said lands along with their other lands has been taken place by and between Mr. Madhav Durgaram Dhume, Mr. Sandip Madhav Dhume, Mr. Milind Madhav Dhume, Mr. Pankaj Madhav Dhume, Mr. Bhalchandra Ramchandra Sule, Mr.

Taranath Radhakrushana Kamat, Mr, Meghsham Kamlakar Apte and Mr. Rus Fram Balaporia. As per the said partition the lands bearing Survey No. 35/1A/1/2, an area admeasuring 00 Hectare, 10 Ares, Survey No. 35/1A/3, an area admeasuring 00 Hectare, 03 Ares, Survey No. 36/2A/2C, an area admeasuring 00 Hectare, 27 Ares have been allotted / given to the share of Mr. Pankaj Madhav Dhume. The said Deed of Partition is registered in the office of Sub Registrar, Haveli No. 3 (Pune), at Sr. No. P-1278/1992. While giving effect to the 7/12 extracts of the said lands, the Survey Nos. 35/1A/1/2, 35/1A/3 and 36/2A/2C have been changed to Survey Nos. 35/1A/1/2/7, 35/1A/3/4, 36/2A/2C/5, 35/1A/1/3 and 35/1A/2/2 respectively. Accordingly the names of Mr. Panakj Madhav Dhume and Mr. Madhav Durgaram Dhume have been recorded to the record of rights of the said lands vide Mutation Entry No. 4504.

20. Vide Order bearing No. RTS/7/12/Comp/1438/04 dated 21/10/2004 issued by Tahasildar, Pune City, Pune, the following changes have been made in the sub divisions / pot hissas of the said lands.

Sr.No.	Old Survey Number	New Survey Number
1.	35/1A/1/2/7	35/1A/8
2.	35/1A/3/4	35/1A/17
3.	36/2A/2C/5	36/2A/16
4.	35/1A/1/3	35/1A/11
5.	35/1A/2/2	35/1A/13

Effects of the same have been given to the 7/12 extracts of the said lands vide Mutation Entry No. 8220.

21. The said Mr. Madhav Durgaram Dhume died on 13/05/2012 by executing a Will dated 14/07/2011. By the said will, the said deceased have bequeathed the lands bearing Survey No. 35/1A/1/3, totally admeasuring 08 Ares and Survey No. 35/1A/2/2, totally admeasuring 08 Ares unto and in favor of his sons Mr. Sandeep Madhav Dhume, Mr. Milind Madhav Dhume and Mr. Pankaj Madhav Dhume. Accordingly the names of said beneficiaries have been recorded to the record of rights of the aforesaid lands vide Mutation Entry No. 12177.

22. By virtue of Deed of Sale dated 30/12/2020, the said Mr. Pankaj Madhav Dhume sold out an area admeasuring 00 Hectare, 15 Ares, carved out of Survey No. 36/2A/16, totally admeasuring 00 Hectare, 27 Ares unto and in favor of M/s. Unique Realty, through its Partner, Abhishek Raj Agrawal. The said Deed of Sale is registered in the office of Sub Registrar, Haveli No. 1 (Pune) on 02/03/2021, Sr. No. 2501/2021. Accordingly the name of said Purchaser has been recorded to the record of rights of the said lands vide Mutation Entry No. 14655.

Simultaneously, with the execution of the above mentioned Sale Deed, the said owner has also executed Power of Attorney unto and in favor of Mr. Abhishek Raj Agrawal, Partner of M/s. Unique Realty, thereby empowering them to do all the acts, deeds, matters and things mentioned therein in respect of the said land. The said Power of Attorney is registered in the office of Sub registered in the office of Sub Registrar, Haveli No. 1 (Pune) on 02/03/2021, Sr. No. 2502/2021.

23. By virtue of Deed of Sale dated 30/12/2020, the said Mr. Sandeep Madhav Dhume, Mr. Milind Madhav Dhume and Mr. Pankaj Madhav Dhume sold out the lands, having area admeasuring 00 Hectare, 34 Ares, comprising of (1) an area admeasuring 00 Hectare, 12 Ares, carved out of Survey No. 36/2A/16, totally admeasuring 00 Hectare, 27 Ares, (2) Survey No. 35/1A/11, totally admeasuring 00 Hectare, 08 Ares, (3) Survey No. 35/1A/13, totally admeasuring 00 Hectare, 08 Ares, (4) an area admeasuring 00 Hectare, 05 Ares, carved out of Survey No. 35/1A/8, totally admeasuring 00 Hectare, 10 Ares and (5) an area admeasuring 00 Hectare, 01 Ares, carved out of Survey No. 35/1A/17, totally admeasuring 00 Hectare, 03 Ares unto and in favor of M/s. Choice Lifestyle, through its Partners, Mr. Prannay Arun Agrawal and Mr. Vipul Ashok Agarwal. The said Deed of Sale is registered in the office of Sub Registrar, Haveli No. 1 (Pune) on 02/03/2021, Sr. No. 2505/2021. Accordingly the name of said Purchaser has been recorded to the record of rights of the said lands vide Mutation Entry No. 14656.

Simultaneously, with the execution of the above mentioned Sale Deed, the said owner has also executed Power of Attorney unto and in favor of Mr. Prannay Arun Agrawal and Mr. Vipul Ashok Agarwal Partners, of M/s. Choice Lifestyle, thereby empowering him to do all the acts, deeds, matters and things mentioned therein in respect of the said lands. The said Power of Attorney is registered in the office of Sub Registrar, Haveli No. 1 (Pune) on 02/03/2021, Sr. No. 2506/2021.

24. By the virtue of Deed of Exchange dated 29/09/2021 the said M/s. Unique Realty, through its Partner, Mr. Abhishek Raj Agrawal transferred / conveyed / assigned the land having area admeasuring 00 Hectare, 05 Ares, carved out of Survey No. 36/2A/16, totally admeasuring 00 Hectare, 27 Ares unto and in favor of M/s. Choice Lifestyle, through its Partners, Mr. Prannay Arun Agrawal and Mr. Vipul Ashok Agarwal and in exchange of same the same M/s. Choice Lifestyle, through its Partner, Mr. Prannay Arun Agrawal and Mr. Vipul Ashok Agarwal also transferred / conveyed / assigned land having area admeasuring 00 Hectare, 05 Ares, carved out of Survey No. 35/1A/8, totally admeasuring 00 Hectare, 10 Ares unto and in favor of M/s. Unique Realty, through its Partner, Mr. Abhishek Raj Agrawal. The said Deed of Exchange has been registered in the office of Sub Registrar, Haveli No. 4 (Pune), Sr. No. 12562/2021. The Mutation Entry bearing No. 14798 to that effect has been prepared by the Gaon Kamgar Talathi, Mundhwa. However, the same has been rejected by the Circle Officer, Yerwada for the reason mentioned therein. Thereafter the Mutation Entry bearing No. 14871 has been certified by the Circle Officer, Yerwada and the effect of said Deed of Exchange has been given to the record of rights of the said lands.

25. Vide Orders bearing Nos. Land/SR/26/2022 and Land/SR/27/2022 dated 30/05/2022 respectively passed by Tahasildar, Pune City, Pune, the old 7/12 extracts in respect the land having area admeasuring 00 Hectare 34 Ares, comprising of (1) Survey No. 35/1A/11, totally admeasuring 00 Hectare, 08 Ares, assessed at Rs. 00.40, (2) Survey No. 35/1A/13, totally admeasuring 00 Hectare, 08 Ares. assessed at Rs. 00.37, (3) an area admeasuring 00 Hectare, 01 Ares, carved out of Survey No. 35/1A/17, totally admeasuring 00 Hectare, 03 Ares, assessed at Rs. 00.14 and (4) an area admeasuring 00 Hectare, 17 Ares, carved out of Survey No. 36/2A/16, totally admeasuring 00 Hectare, 27 Ares, assessed at Rs. 00.70 have been closed and new 7/12 extract in respect of the said land has been

prepared. Effect of the same has been given to the revenue record vide Mutation Entry No. 15083.

AND WHEREAS the Promoter has appointed **Mr. Imran Shaikh, Cubix Architects** Associates as their Designing Architect and **Mr. Sandeep Hardikar & Associates** as sanctioning Architect upon the project land. The Promoter has accepted the professional services of the said Architect till the completion of the wings / buildings / project. However the Promoter has reserved the right to change said Architect before the completion of the wings / buildings / project if the Promoter so decide.

AND WHEREAS the Promoter has appointed **M/s. SV & Associates** as their Structural Consultant. The Promoter has accepted the professional services of said Structural Consultant till the completion of the wings / buildings / project. However, the Promoter has reserved the right to change said Structural Consultant before the completion of the wings / buildings / project if the Promoter so decide.

AND WHEREAS the Promoter has decided to construct the said project consisting of Residential + Commercial Buildings bearing Wing Nos. A & B together in a single phase.

AND WHEREAS the Promoter’s Architect accordingly prepared layout and building plans and submitted it before the Pune Municipal Corporation for approval. The said Pune Municipal Corporation has sanctioned the said layout and building plan and also issued **Commencement Certificate bearing No. CC/0241/22 dated 02/05/2022** to construct multi storied buildings on the project land. Presently the following units have been sanctioned by the concerned authority:

Total Project	Residential Building Wing-A	Commercial Building Wing-B
Total Floors	B + G + 6	G + 2
Basement	Parking	Not Applicable
Ground	Parking (Stilt)	1 Showroom
Above Ground	48 Flats (First to Sixth Floor)	1 Gym (Amenity) and 1 Showroom on First Floor and 1 Multipurpose Hall on Second Floor

AND WHEREAS the Promoter may construct additional floors on the above buildings to be constructed / constructing on project land or by constructing separate building on the project land by utilizing permissible Transferable Development Rights (TDR) and/or the Remaining / Paid / Fungible / Ancillary / Any other Floor Space Index (FSI) / Floor Space Area (FSA). The Promoter may apply for revision of the building plan/s and construct additions floors / construction / building(s) on the project land at his / their own cost and expenses.

AND WHEREAS that the present Promoter / Owner has paid and deposited NA assessment tax to the Competent Authority and received Sanad in respect of the project land on **13/05/2022** under No. **LAND/SR/27/2022**.

AND WHEREAS the Promoter has executed Indenture of Mortgage cum Charge dated **30/12/2020** in favor of the **BAJAJ HOUSING FINANCE LIMITED, Pune**. The said indenture has been registered at the office of Sub Registrar, Haveli No. 8 (Pune), at Serial No. **6120/2020**.

Thus, the Promoter is entitled to construct buildings upon the project land in accordance with the recitals hereinabove. Further the Owner/Promoter is in actual, physical, vacant and peaceful possession of the project land.

AND WHEREAS the Promoter has entered into a standard agreement with an Architect registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects.

AND WHEREAS the Promoter has appointed a 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 the Promoter has sole and exclusive right to allot the residential units in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s with the allottee/s of such residential units, to receive the sale consideration in respect thereof.

AND WHEREAS the authenticated copies of Certificates of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of 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 residential units are constructing or to be constructed have been annexed hereto and marked as **Annexure 'A & B'** respectively.

AND WHEREAS the authenticated copy of floor plan of the Residential unit 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 commencement certificate have been annexed hereto and marked as **Annexure-D** and the authenticated copy of sanad order has been annexed and marked as **Annexure-E**. herewith and specifications of the Residential unit agreed to be purchased by the Allottee/s, as sanctioned and approved by the local authority have been mentioned in **Schedule (V)** hereunder written and the amenities to be provided to the said Residential unit are mentioned in **Schedule (IV)** hereunder.

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections

and of the said building/s and shall obtained 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 buildings 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.

Notwithstanding whatever stated elsewhere in this Agreement, the Parties expressly agree and the Purchaser/Allottee understands that the schematic layout of amenities given in the brochure of the said Project depict the indicative amenities, however the Promoter will always at its discretion have the right to alter / amend / relocate /add / delete/change any of the items or specifications or amenities of the said Project.

Disclaimer: The plans, specifications, images and other details in our promotions and/or advertisements are only indicative and the promoter reserves the right to change any or all. The printed material does not constitute a contract / offer of any type between the promoter and the recipient. Any purchase /lease of this development shall be governed by the terms and conditions of the agreement for sale/lease entered into between the parties and no details mentioned in the above mentioned promotions and/or advertisements/ printed material shall in any way govern such transaction.

Promoter, subject to the rules and regulations for the time being in force in this behalf, shall be entitled to change the user of any subsequent phase/s of the said project Land and/or any structure/s thereon for any other purposes at the absolute discretion of the Promoter but subject to the rights of the Purchaser in respect of the said Residential unit hereby agreed to be sold at the absolute discretion of the Promoter.

AND WHEREAS the Promoter has accordingly commenced construction of the project comprising of Wing-A & B in accordance with the said proposed plans.

AND WHEREAS the Allotee/s has/have applied to the Promoter for **allotment of Residential Unit No. _____ on _____ floor** in project known as “GOODWILL VERVE” being constructed on the project land (hereinafter referred to as the ‘Residential Unit’.

AND WHEREAS the carpet area of the said Residential unit is _____ **square meters** and “carpet area” means the net usable floor area of an residential unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Residential unit for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Residential unit for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the Residential unit. Internal dimension shown in all sales material as well as sanctioned plan are from brickwork to brickwork

without considering internal plaster thickness. However, carpet area has been calculated on actual dimensions available at floor level as per RERA (i.e., excluding skirting thickness for external walls).

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

AND WHEREAS, prior to the execution of these presents, the Allottee/s has/have paid to the Promoter a sum of **Rs. _____/- (Rupees _____ only)**, being part payment of the sale consideration of the Residential unit agreed to be allotted by the Promoter to the Allottee/s as advance payment or Application Fee (the payment and receipt whereof the Promoter doth hereby admit and acknowledge) and the Allottee/s has/have agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS the Promoter herein has registered the said project by the name of **“GOODWILL VERVE”** under the provisions of Real Estate (Regulation and Development) Act, 2016 before the Maharashtra Real Estate Regulatory Authority at Mumbai and the said Authority vide vide No. _____ has issued Certificate of Registration dated / / to the Promoter. Authenticated copy of which is attached in **Annexure “F”**

AND WHEREAS under section 13 of the said Act, the Promoter is required to execute a written agreement for sale of said Residential unit with the Allottee/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the parties, the Promoter hereby agrees to allot and the Allottee/s hereby agree/s to acquire the aforesaid Residential unit.

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

1. The Promoter shall construct 2 **Wings bearing Nos. A and B** on the project land and/or upon the amalgamated land/s if any as sanctioned by the Pune Municipal Corporation from time to time in order to consume the entire F.S.I. of the project land and the amalgamated lands as mentioned hereinafter, also in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. The Promoter may construct additional floors on the above buildings/wings to be constructed / constructing on project land or by constructing separate building on the project land by utilizing permissible Transferable Development Rights (TDR) and/or the Remaining / Paid / Fungible / Ancillary / Any other Floor Space Index (FSI) / Floor Space Area (FSA). The Promoter may apply for revision of the building plan/s and construct additions floors / construction / building(s) on the project land at his / their own cost and expenses.

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

1(a)(i) The Allottee/s hereby agree/s to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee/s **Residential unit No. ____ of the type ____ RHK of carpet area admeasuring _____ sq. meter on _____ floor** (hereinafter referred to as **“the Residential unit”**) out of the said project **“GOODWILL VERVE”** as shown in the floor plan thereof hereto annexed and marked **Annexure- C-1 and C-2** and more particularly described in **Schedule (II)** hereunder written for the consideration of **Rs. _____/- (Rupees _____ only)** including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the **Schedules (III) and (IV)** respectively.

1(b) The Allottee/s has/have 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 _____ Only)** in the following manner:-

- i. Amount of **Rs. _____/- (Rupees _____ only)** (20% of the total consideration) to be paid to the Promoter on the execution of this Agreement.
- ii. Amount of **Rs. _____/- (Rupees _____ only)** (15% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building in which the said Residential Unit is located.
- iii a. Amount of **Rs. _____/- (Rupees _____ only)** (5% of the total consideration) to be paid to the Promoter on completion of the 3rd slab including podiums and stilts of the building in which the said Residential unit is located.
- iii b. Amount of **Rs. _____/- (Rupees _____ only)** (5 % of the total consideration) to be paid to the Promoter on completion of the 6th slab including podiums and stilts of the building in which the said Residential unit is located.
- iii c. Amount of **Rs. _____/- (Rupees _____ only)** (5% of the total consideration) to be paid to the Promoter on completion of the 9th slab including podiums and stilts of the building in which the said Residential unit is located.
- iii d. Amount of **Rs. _____/- (Rupees _____ only)** (5% of the total consideration) to be paid to the Promoter on completion of the 12th slab including podiums and stilts of the building in which the said Residential unit is located.
- iii e. Amount of **Rs. _____/- (Rupees _____ only)** (5% of the total consideration) to be paid to the Promoter on completion of the 15th slab including podiums and stilts of the building in which the said Residential unit is located.

- iii f. Amount of **Rs.** _____/- (**Rupees** _____ **Only**) (5% of the total consideration) to be paid to the Promoter on completion of the terrace/last slab including podiums and stilts of the building in which the said Residential unit is located.
- iv. Amount of **Rs.** _____/- (**Rupees** _____ **Only**) (5% of the total consideration) to be paid to the Promoter on completion of the brick work, internal plaster, internal plumbing, lobbies and lift wells of the said Residential unit.
- v. Amount of **Rs.** _____/- (**Rupees** _____ **Only**) (5% of the total consideration) to be paid to the Promoter on completion of the, external plumbing and external plaster, staircases, water proofing of the said Residential unit.
- vi. Amount of **Rs.** _____/- (**Rupees** _____ **Only**) (5% of the total consideration) to be paid to the Promoter on completion of the doors and windows, elevation, terraces flooring, of the building in which the said Residential unit is located.
- vii. Amount **Rs.** _____/- (**Rupees** _____ **only**) (5% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, entrance lobby/s, plinth protection and all other requirements as may be prescribed in the Agreement of sale of the building in which the said Residential unit is located.
- viii. Balance Amount of **Rs.** _____/- (**Rupees** _____) against and at the time of handing over the possession of the Residential unit to the Allottee/s on or after receipt of occupancy certificate or completion certificate Owner/Promoter herein on due date/ or on reaching aforesaid construction milestone/stage shall intimate the amount payable as stated above in writing or by email to the Allottee/s and the Allottee/s shall make payment of such due amount to the Promoter within seven days from date of receiving such intimation. The Allottee/s herein specifically agrees that he/she/they shall pay the aforesaid amount along with the GST and any such other taxes applicable without any delay along with each instalment

1(c) In addition to the aforesaid agreed consideration of the said Residential unit, the Allottee/s hereby agree/s to pay Value Added Tax (VAT), Service Tax, Local Body Tax (LBT), Goods and Service Tax (GST), Maintenance Charges and other duties, cesses, charges, levies of whatsoever in nature are levied by the Central/State/Semi-Govt., Corporation and/or any other authority or authorities on the sale of the Residential unit etc. and/or any of the incidents of this transaction including Vat, Service Tax, Sales Tax, LBT, GST, Tax on transfer of property in goods involved in works contracts etc., then the Allottee/s shall be liable to pay the same immediately on the demand of the Promoter, to the Promoter before the possession of the Residential unit /s. The Promoter shall not be liable to pay the same. The Allottee/s shall keep the Promoter indemnified from all such liabilities/taxes/cesses/duties etc. The Allottee/s has/have hereby agreed to execute separate indemnity bond/s for additional liability, before taking possession of the said Residential unit. The Allottee/s herein have stated and confirmed that he/she/they is/are eligible for the Credit Linked Subsidy Scheme as declared by them in **Annexure "G"** to this Agreement under the Pradhan Mantri Awas Yojana Scheme and they be charged GST as per notification dated 29/03/2019 on Agreement Value or as decided by the government from time to

time. If the Allottee/s is/are not eligible under the said scheme in future for whatsoever reason, then the Allottee/s shall pay the GST along with the difference in GST, if any, as and when applicable as per the Government norms along with interest/penalty if applicable, before taking possession of the said Residential Unit. The Allottee/s hereby explicitly agree to the above and state that they will not be entitled to possession unless all dues including GST are cleared in full.

1(d) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from 1st May, 2017. The Promoter undertakes and agrees that while raising a demand on the Allottee/s for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification / order / rule / regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee/s, which shall only be applicable on subsequent payments.

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

1(f) Disclosure regarding enclosed balcony:-

The Promoter has disclosed and made the Allottee/s well aware that, as per sanctioned building plan the balconies are shown in the Said Residential unit, but for convenient usefulness of the Said Residential unit, the balconies have to be enclosed and get amalgamated into adjacent room as the case may be and which is permitted under Development Control Rules of the Development Controlling Authority applicable to the Said Project and for that required premium has been paid by the Promoter and such modified amalgamated flat floor plan is annexed as “**ANNEXURE –C-1**”. The aforesaid changes are made as per the request of the Allottee/s herein and the Allottee/s shall and will not raise any objection, complaint and query as the case may be for such changes and has/have given irrevocable consent with due diligence. If any variations or modifications which adversely affect the said Residential unit as shown in “**Annexure C**”, the builder shall have prior consent of the Allottee/s herein.

1(g) The above mentioned price is an Residential unit price and the area mentioned is for the purpose of paying Stamp Duty as prescribed by the registration authorities and this is not rate per Residential unit area deal but a package deal and on the terms and conditions hereinafter appearing including price for proportionate of the common areas & facilities appurtenant to the said Residential unit, the subject to the encumbrances of the limited areas & facilities but excluding all expenses of, Service Tax, Value Added Tax (VAT), Local Body Tax (LBT), Goods & Service Tax (GST) etc., which will have to be paid by the Allottee/s to the Promoter or concerned authority separately. The Promoter & the

Allottee/s agreed not to question or challenge the said consideration the same having been settled on lump sum basis considering all aspects and other terms of the agreement.

1(h) From 1st July 2017 the Government of India has enforced Goods and Service Tax (GST) Act, hence, the Allottee/s shall be liable to pay the GST as per the prescribed rate notified by the said Government. The current rates and taxes may vary from time to time as per the notifications issued by the Government and the Allottee/s shall pay the same accordingly.

1(i) The Allottee/s herein shall pay the aforesaid amount on the due date or within seven days from the Developer giving the written intimation or an email to the Allottee/s calling upon the Allottee/s to make the payment.

1(j) It is hereby agreed that the time for payment as specified herein above is the essence of this contract and on failure of the Allottee/s to pay the same on due dates, it shall be deemed that the Allottee/s has/have committed breach of this Agreement and in such case the Developer shall be entitled to take necessary action against the Allottee/s.

1(k) The Allottee/s agree/s not to question or challenge the said consideration, the same having been settled on lumpsum basis after considering all aspects and other terms of the agreement.

1(l) Payment of any installment if made in advance shall be adjusted to the installments as mentioned herein above. No interest shall be paid by the Promoter for such advance payments made by the Allottee/s or Housing Finance Companies / Banks, etc.

1(m) That any deduction of an amount made by the Allottee/s on account of Tax Deducted at Source (TDS) as may be required under prevailing law while making any payment to the Promoter under this Agreement shall be acknowledged / credited by the Promoter, only upon Allottee/s submitting original Tax Deducted at Source Certificate and the amount mentioned in the Certificate is matching with Income Tax Department site within 2 months of Registration of this Agreement. Provided further that at the time of handing over the possession of the Residential unit, if any such Certificate is not produced, the Allottee/s shall pay all dues before possession including the TDS amount deducted if any.

1(n) The Promoter shall confirm the final carpet area that has been allotted to the Allottee/s after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three 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/s within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee/s. If there is any increase in the carpet area allotted to Allottee/s, the Promoter shall demand additional amount

from the Allottee/s as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

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

1(p) It is clarified between the Promoters and the Purchasers that as per the rules framed by State of Maharashtra under Real Estate Regulation and Development Act till formation of federation/apex body the title to the common areas shall vest with the Promoter and after formation of said body it will be transferred in the name of said body, it is the necessity and requirement of the flat purchasers that various parking space be distributed / allotted among them to have orderly and disciplined use and to avoid confusion, disputes and differences among them. (With this view, the Promoters, on the request of the flat purchasers and also at the request of the other unit purchaser herein is keeping a register /record of such allocations/designation/selections of parking to be affected by the flat purchasers from the Co-operative Society/Limited company/Condominium of Apartment Holders The Promoters have not taken any consideration for such allocation. It is specifically agreed by the Purchasers that if for any reason it be held that such allocation/ designation of parking/s by the Purchasers of the flats among themselves is not proper then the Flat/unit purchasers (including flat purchaser herein) shall be entitled to use entire parking area in common with others and the flat purchaser herein and shall not be entitled to claim any refund of any amount or for compensation as the consideration price herein agreed is only in respect of the said unit alone.

1(q) The Allottee/s shall use the Unit or any part thereof or permit the same to be used only for purpose of residence. He shall use the garage or parking space only for purpose of keeping or parking the Allottee's personal use vehicle. The said Residential Unit shall solely be utilized for the purpose of permitted legal use only and no other activity of any kind would be permitted therein and he/she/they shall use the open /sheltered /covered parking space as herein allotted only for purpose of keeping or parking the Allottee's own vehicle viz car/2 wheeler. It is specifically made clear that any 3-wheelers/tempo/commercial vehicle of any kind shall not be parked in the said residential parking area.

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

2.2 Time is essence for the Promoter as well as the Allottee/s. The Promoter shall abide by the time schedule for completing the project and handing over the Residential unit to the Allottee/s and the common areas to the association of the

allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee/s shall make timely payments of the installment and other dues payable by him/her/them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1(c) herein above. ("Payment Plan").

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is **5475 square meters** only and Promoter has planned to utilize Floor Space Index of **10343 square meters or more** by availing of TDR or FSI available on payment of premiums or FSI as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of **15818 square meters** as proposed to be utilized by him/her/them on the project land in the said Project and Allottee/s has/have agreed to purchase the said Residential unit based on the proposed construction and sale of Residential unit s 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. In case for any reason whatsoever the FSI is increased and the same could not be consumed on the said project the Promoter shall be entitled to make use of the same on any other project or otherwise.

4.1 If the Promoter fails to abide by the time schedule for completing the project and handing over the Residential unit to the Allottee/s, the Promoter agrees to pay to the Allottee/s, who does not intend to withdraw from the project, interest as specified in the Rule i.e. State Bank of India's highest Marginal Cost of Lending Rate (MCLR) + 2% and in case it is not in use then it would be replaced by such bench mark lending rates which the State Bank of India may fix from time to time for lending to the general public, on all the amounts paid by the Allottee/s, for every month of delay, till the handing over of the possession. Similarly, the Allottee/s agree/s to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee/s to the Promoter under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoter.

4.2 Without prejudice to the right of Promoter to charge interest in terms of sub clause 4.1 above, on the Allottee/s committing default in payment on due date of any amount due and payable by the Allottee/s to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee/s committing default of payment of installments or other dues, the Promoter shall at his/her/their own option, may terminate this Agreement.

Provided that, Promoter shall give notice of fifteen days in writing to the Allottee/s, by Registered Post AD at the address provided by the Allottee/s or mail at the e-mail address provided by the Allottee/s, of his/her/their intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the

Allottee/s fail/s to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, the Promoter shall be entitled to terminate this Agreement.

The Owner/Promoter shall refund the amount till then received from the Allottee/s without any interest thereon within a period of 45 days and further the Promoter shall be entitled to forfeit an amount not exceeding **2%** of the total cost of the said unit, towards liquidated damages and/or cancellation in addition to any interest (as specified in the Rules of the said Act) payable on outstanding amount overdue from the Purchaser/Allottee/s, (ii) the stamp duty, registration charges, cost of extra work etc. and (iii) the amount of GST, LBT or any other taxes charged by the Owner/Promoter to the Purchaser/s. The Allottee/s till the date of such termination and the Owner/Promoter herein, shall be entitled to deal with the said Residential unit with any prospective buyer. Delay in issuance of any reminder/s or notice/s from the Owner/Promoter shall not be considered as waiver of Owner/Promoter's absolute right to terminate this Agreement.

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 Residential unit as are set out in **Schedule (V)** hereto.

6. The Promoter shall give possession of the Residential unit to the Allottee/s **on or before 31/05/2026**, but only on receipt of entire amount of consideration of the said Residential unit and all other dues an outstanding under the said Agreement. If the Promoter fails or neglects to give possession of the Residential unit to the Allottee/s on account of reasons beyond his/her/their control and of his/her/their agents by the afore said date or due to discontinuance of his business as an Owner/Promoter on account of suspension or revocation of the registration under the said Act; or for any other reason then the Promoter shall be liable on demand to refund to the Allottee/s, the amount/s already received by him/her/them in respect of the Residential unit with interest at the same rate as may be mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Time is of essence for the Promoters/ Owners as well as the Allottee/s. The Promoters/ Owners shall abide by the time schedule for completing the project and handing over the Unit 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. However, if, the local authority delays issuing the certificate beyond 30 days after submission of all required documents/NOCs for occupation, then same shall not be construed as delay on the part of the Promoter in obtaining occupancy Certificate. Similarly, the Allottee/s shall make timely payments of the installment and other dues payable by him/her/them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoters/Owners as provided in Payment Plan.

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

- i. Non-availability of steel, other building material, water or electric supply.
- ii. War, civil commotion or act of God.
- iii. Any notice, order, rule, notification of the Government and/or other public or competent authority/court.
- iv. Delay in grant of any NOC/permission/license/ connection installation of any services such as lifts, electricity & water connections & meters to the scheme/unit/road NOC or completion certificate from Appropriate Authority the Promoters/Owners having complied with all requirements.
- v. Delay by local authority in issuing or granting necessary plinth checking completion or Occupation Certificate, the Promoters/Owners having complied with all requirements.
- vi. Delay or default in payment of dues by the Allottee/s under these presents (without prejudice to the right of Promoters/Owners to terminate this Agreement under clause mentioned herein.

Provided further that the Promoter has commenced the work of club house and garden as per approval being common area and facilities of the said project and the said fact has been communicated to the Allottee/s and the Allottee/s is/are well aware of the same that the said areas will be ready for use and enjoyment of all the Residential unit allottee/s of the project and thus the Allottee/s agreed to pay their proportionate contribution towards provisional maintenance charges of such common areas and facilities to the Promoter on receiving the possession of the said Residential unit from the Promoter.

7.1 Procedure for taking possession: The Promoter, upon obtaining the occupancy/completion certificate from the competent authority and the payment made by the Allottee/s as per the agreement shall offer in writing or by email the possession of the Residential unit to the Allottee/s in terms of this Agreement to be taken within 15 days from the date of issue of such notice and the Promoter shall give possession of the Residential unit to the Allottee/s. The Promoter agrees and undertakes to indemnify the Allottee/s in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee/s agree(s) to pay the maintenance charges irrespective of whether he/she/they take possession or not from 15 days on issue of such notice or as determined by the Promoter or association of allottees, as the case may be.

7.2 The Promoter shall give possession of the Residential unit within 10 (ten) working days of the clearance of all dues along with interest, extra work payments maintenance, along with all the relevant taxes etc.

7.3 Failure of Allottee to take Possession of Residential unit:- Upon receiving a written intimation or email from the Promoter as per clause 7.1, the Allottee/s shall take possession of the Residential unit 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 Residential unit to the allottee/s. In case the Allottee/s fail/s to take possession

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

The Owner/Promoter, shall execute a conveyance deed and convey the structure (subject to his right to dispose of the remaining unsold/ unblotted Residential unit and covered (stilt/basement) parkings etc., if any) upon said Project land within a (one) years from the date of Occupation certificate/Completion certificate of structure/building of the final phase of the said Project. However, in case the Purchaser(s)/Allottee(s) fails to deposit the stamp duty, registration charges and all other incidental and legal expenses etc. so demanded within the period mentioned in the demand letter, the Purchaser(s)/Allottee(s) authorizes the Owner/Promoter to withhold registration of the conveyance deed in his/her favour till full and final settlement of all dues and stamp duty and registration charges to the Owner / Promoter is made by the Purchaser(s)/Allottee(s) and gives absolute and unconditional consent to this scheme of development and conveyance

7.4 (i) If within a period of five years from the date of offering possession of the said Residential unit to the Allottee/s, the Allottee/s bring/s to the notice of the Promoter any structural defect in the Residential unit or the building in which the Residential unit is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his/her/their own cost and in case it is not possible to rectify such defects, then the Allottee/s shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

(ii) After the possession of the Residential unit/Building is handed over, if any, work thereafter is required to be carried out by the Government or Municipality or any Statutory Authority, the same shall be carried out by the Allottee/s in co-operation with the other Allottee/s of the Residential unit s in the said Building/s at their own costs and the Promoter shall not be in any manner liable or responsible for the same.

(iii) Whereas defect liability for the period of 5 years from the date of receiving possession of the said Residential unit is limited only to Structural Work, Waterproofing work, and the same shall be rectified by the Promoter at its own cost. However, the rectification cost in respect of cracks/dampness emerged due to Climatic Changes and variations in temperatures shall be borne by the Allottee/s herein. However, the rectification cost in respect of cracks emerged due to Climatic Changes and variations in temperatures shall be borne by the Allottee/s herein. That it shall be incumbent upon the Allottee/s to maintain his/her/ their Unit in a diligent manner and take all due care necessary for the same including but not limited to the regularly filling of the joints in the tiles fitted in his/her/their Unit/s with white cement/ epoxy or appropriate material to prevent water seepage, etc.

(iv) The Allottee/s shall not ask for any compensation in respect of expenses born by the him/her/them regarding the cracks emerged due to Climatic Change and variations in temperatures. The services provided by the Promoter such as lift, pumps, C.P. Fittings, Hardware Fittings, Sliding Windows, French Door, Electrical Fittings, Garbage chutes, water pumps, DG Set etc. will have the

guarantee and warranty as per the terms and conditions of the respective manufacturers/agencies which is/are providing such services to the Promoters. Whereas the Granite Stone Frames for toilets doors, dry terrace doors, windows, kitchen Otta etc. provided by the Promoters herein may have shade variation and the Promoter herein shall not be responsible for the same and as well as for Paint as it may fade in due course of time.

(v) Whereas, it is specifically understood by the Allottee/s that certain facilities such as Water Purifier, LED Lights, Video Door Phones, Fans, Kitchen Trolley, ACCL Change overs etc. if any, are provided free of charge by the Promoter to the Residential unit Allottee/s, wherein any defect with respect to such facilities shall not be rectified by the Promoter and hence Promoter is not in any way responsible for damage of the same.

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

(vii) The Promoter herein by spending huge amount providing high quality specifications in the Said Residential unit and for the buildings which are under construction on the Said Project Land which Promoter herein are constructing, hence Allottee/s / unauthorized persons / any agency shall not disturb the same under any circumstances concealed plumbing, concealed wiring etc. and considering this aspect and have the safety measures Allottee/s is/are advised not to open this instrument or to try any changes with all these amenities otherwise guarantee / warranty may lapse as well as durability and stability of the building as to the R.C.C. frame work, concealed wiring load, neither Allottee/s nor occupier of the Said Residential unit or any person on behalf of them is entitled to chisel such internal walls in any manner or remove the walls or any part thereof or erect any additional wall or any structural changes or in any manner increase the electrical load in the Said Residential unit because wires will not take additional load and such act will be amount to be breach of condition of this transaction.

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

(ix) Provided further that the Allottee/s shall not carry out alterations of whatsoever nature in the said Residential unit or in the fittings therein, in particular. It is hereby agreed that the Allottee/s shall not make any alterations in any of the fittings, pipes, water supply connections or any of the erection

(including Flooring / Dado) in the Toilets/Kitchen as this may result in seepage of the water. If any of such work is carried out without the written consent of the Promoter, the defect liability shall become void and the Allottee /Purchaser(s) alone will be responsible for any cost and consequence for any loss or compensation for his/her/themselves and of that of their immediate neighbours horizontally or vertically.

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

(xi) The Promoter as may be deemed necessary by him may provide the aforesaid Allottee(s)/Purchaser(s) a User Manual with terms and conditions stipulated there in with respect to usage and maintenance.

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

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

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

9.1 The Promoter shall, within one year of obtaining occupancy certificate/completion certificate of Last Phase of the said project and receiving the entire consideration of the said Residential unit along with all other dues, taxes such as Service Tax, VAT, GST etc. payable under this agreement by the Allottee/s to the Promoter, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Vendor/Lessor/Original

Owner/Promoter and/or the owners in the said structure of the Building or wing in which the said Residential unit is situated.

9.2 The Promoter shall, within one year of registration of the Federation/apex body of the Societies or Limited Company obtaining occupancy certificate and completion certificate and receiving the entire consideration of the said Residential unit along with all other dues, taxes such as Service Tax, VAT, GST etc. payable under this agreement by all the Allottee/s to the Promoter, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the project land on which the building with multiple wings or buildings are constructed.

9.3 Within 15 days after notice in writing is given by the Promoter to the Allottee/s that the Residential unit is ready for use and occupancy, the Allottee/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Residential unit) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee/s shall pay to the Promoter such proportionate share of outgoings as may be determined. In the event of low water supply from the local authority the Allottee shall have to pay for the water charges if Promoter provides water by tanker or any other source. The amount spent by the Promoter for the same shall be a part of monthly maintenance charges. Similarly in case any infrastructure related facility is provided to the Allottee, the Allottee shall pay separately for the same and shall also be liable to pay taxes thereon, if any. The Allottee/s further agree/s that till the Allottee's share is so determined the Allottee/s shall pay to the Promoter provisional contribution of Rs.54000/- **Adhoc** towards the outgoings. The amounts so paid by the Allottee/s to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the building 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 afore said deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

9.4 The said advance shall be utilized only for the common maintenance of the building/s, common security, common electricity, maintenance of lift, cleaning and other common areas and amenities for initial period of 12 to 15 months approx., from the date of obtaining Completion Certificate or handing over possession of the first Residential unit in the project, whichever is earlier. However, if the actual amount of expenses incurred towards maintenance charges is more than the amount paid by the Allottee/s then the Purchaser/s shall be liable to pay the extra amount incurred for the maintenance of the building/s whereas if the amount incurred towards the maintenance charges is less than the amount paid by the Allottee/s then the Promoter shall deposit the balance remaining amount to

the Society Maintenance Account. However, the Allottee/s is/are well aware of the fact that the Promoter has completed the work of club house and garden which is ready for use and occupation by the Residential unit holders in common.

9.5 In the event, the Society or Association or Limited Company or Ultimate Organization is handed over the administration of the property before the sale and disposal of all the Residential units / tenements in the building/s all the powers, authorities and right of the Residential unit to Allottee/s herein shall be always subject to the Promoter's over all right to dispose of unsold Residential units and unallotted covered parking spaces and all other rights thereon, it is specifically agreed between the parties hereto that for the unsold Residential units / tenements / Residential unit s and unallotted covered parkings the Promoter herein shall and will not be liable or required to contribute towards the common expenses or maintenance charge or any amount under any head towards the share in the common expenses in respect of the unsold Residential unit s nor will be Promoter or the new incoming Allottee/s be liable and required to pay any transfer charges, premium etc.

9.6 In the event any portion of the said Project Land being required by any utility / service provider for installing any electric sub-station / transformer / tower, gas bank machinery, plants, buildings, et-cetera, the Owner/ Promoter shall be entitled to transfer such portion to the said utility / service provider or any other body for such purpose on such terms and conditions as the Owner/Promoter deems fit and / or as per requirement of such utility /service provider or as per applicable law/ rules / regulations. The Purchaser/Allottee or the said Society shall not be entitled to raise any objection in this regard.

9.7 The Purchaser/Allottee is hereby prohibited from raising any objection in the matter of sale and use of any Residential unit being commercial or otherwise in the said Project as well as in the amenity space and allotment of exclusive right to use garage, terrace/s, car parking/s, garden space/s, space/s for advertisement or any others space/s whether constructed or not and called under whatsoever name, etc. on the ground of nuisance, annoyance or inconvenience for any profession, trade or business etc. that has been or will be permitted by law or by local authority in the concerned locality. For the aforesaid purpose the Purchaser is by executing these presents has given his irrevocable consent and for this reason a separate consent for the same is not required.

9.8 This Agreement is on the express condition that certain of the unit comprised in the said building to be constructed on the said property have or are being allotted subject to the mutual rights of such Purchaser/s with regard to his open space / attached terrace / garden and / or provisionally allocated parking space as aforesaid (which is subject to ratification by the Society / Apartment Condominium or Association or Limited Company) and that the user of each of such unit/s and the rights in relation thereto of each Purchaser shall be subject to all the rights of the other Purchaser in relation to his unit/s. None of the Purchaser/s of the said remaining unit shall have any right whatsoever to and shall not use and / or occupy the open space/ terrace / garden and / or provisionally allocated car parking space or any part thereof (which is subject to ratification by the Society / Apartment Condominium or Association or Limited Company,

acquired by any Purchaser/s, as aforesaid nor should he do or cause to be done anything where by such Purchaser if concerned is prevented from using and occupying the said terrace / garden /car parking space (which is subject to ratification by the Society / Apartment Condominium or Association or Limited Company) as aforesaid or the rights of such Purchaser if concerned, to the same are in any manner affected or prejudiced.

Correspondingly, the Purchaser/s covenants that they shall exercise their rights consistently with the rights of the other Purchaser/s and shall not do anything whereby the Purchaser/s of the other unit/s are prevented from using or occupying exclusively their unit/s including the open space/ terrace / garden and / or provisionally allocated car parking space or any part thereof (which is subject to ratification by the Society / Apartment Condominium or Association or Limited Company) or whereby the rights of the other Purchaser/s with regard to his/her/their unit/s including the open space/ terrace / garden and / or provisionally allocated car parking space or any part thereof (which is subject to ratification by the Society / Apartment Condominium or Association or Limited Company) as aforesaid are in any manner affected or prejudiced. Any purchaser who has purchased covered parking will not park his/her/their vehicle in common area. The society or Limited Company/Federation/Apex body or the Promoter, if requested to do so by the aforesaid entity, may issue NOC/s for parking of vehicles of the Allottees in the said project.

9.9 The Owners/Promoters have duly intimated to the Allottee/s that as per prevailing Development Control Rules and Regulations, mandatory REFUGE AREAS are marked in each Building and the said spaces are kept open for assembly of all residents from floors from the building in case of unexpected accidental or troublesome incidences or casualty. Such assembly areas / points are at all times required to be kept open and unoccupied by all Allottees, including Allottee/s under this Agreement. The Allottee/s along with other Allottees shall maintain these spaces at their own responsibility and efforts. Immediately after formation of the Apartment Association and / or after formation of the Ad-HOC Body / Management Body for the said association / society, the responsibility of management and maintenance of these spaces shall vest upon the Apartment Association / Society and such Association of Allottees shall be solely responsible to manage and maintain the spaces at their own cost, responsibility and risks, without making the Owners/Promoters anyway liable or responsible for the same. No Allottee is allowed or permitted to dump or store any material in these areas and the Refugee Areas of prescribed floors from the said Building has to be vacant and open for all time.

10. The Allottee/s shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts:-

- i. Rs.600/- for share money, application entrance fee of the society or Limited Company/Federation/Apex body.
- ii. Rs.1,650/- for formation and registration of the Society or Limited Company / Federation/Apex body.
- iii. Rs. 54,000/- Adhoc maintenance amount for deposit towards outgoings of Society or Limited Company/Federation/Apex body.

- iv. Rs. 8,500/- for deposit towards water, electric and other utility and services connection charges and
- v. The Allottee/s shall pay to the Promoter a sum of Rs. **10,000/-** 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 .

Whereas except for the charges mentioned in 10 (iii) and 11, all other charges are part of the total consideration of the said Residential unit as mentioned in 1 (a) i.

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

12. **REPRESENTATIONS AND WARRANTIES OF THE PROMOTER**

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

- i. The Promoter has clear and marketable title with respect to the project land as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the project;
- ii. The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no other encumbrance upon the project land or the Project except the project loan availed by Promoter from the **BAJAJ HOUSING FINANCE LTD**, which is mentioned and disclosed in the title report. **In terms of Indenture of mortgage cum charge, BAJAJ HOUSING FINANCE LTD. Pune** has issued the NOC on the request and demand of the Promoter at the time of selling of the present Unit in the said project;
- iv. There are no litigations pending before any Court of law with respect to the project land or project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the project, project land, building/wing and common areas;

- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee/s created herein, may prejudicially be affected;
- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the project land, including the project and the said Residential unit which will, in any manner, affect the rights of Allottee/s under this Agreement;
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Residential unit to the Allottee/s in the manner contemplated in this Agreement;
- ix. All the time of execution of the conveyance deed of the structure to the association of allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the structure to the Association of the Allottees;
- x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent authorities; till the completion certificate is received.
- 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.

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

- i. To maintain the Residential unit at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Residential unit is taken and shall not do or suffer to be done anything in or to the building in which the Residential unit 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 Residential unit is situated and the Residential unit itself or any part thereof without the consent of the local authorities, if required.
- ii. Not to store in the Residential unit 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 Residential unit 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 Residential unit is situated, including entrances of the building in which the Residential unit is situated and in case any damage is caused to the building in which the Residential unit is situated or the Residential unit on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for the consequences of the breach.

- iii. To carry out at his/her/their own cost all internal repairs to the said Residential unit and maintain the Residential unit in the same condition, state and order in which it was delivered by the Promoter to the Allottee/s and shall not do or suffer to be done anything in or to the building in which the Residential unit is situated or the Residential unit which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee/s committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. Not to demolish or cause to be demolished the Residential unit 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 Residential unit or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Residential unit is situated and shall keep the portion, sewers, drains and pipes in the Residential unit 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 Residential unit 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 Residential unit 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 Residential unit 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 Residential unit in the compound or any portion of the project land and the building in which the Residential unit is situated.
- vii. Pay to the Promoter within fifteen days of demand by the Promoter, his/her/their share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Residential unit 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 Residential unit by the Allottee/s for any purposes other than for purpose for which it is sold. The Allottee(s) have also been informed that the assessment of the said property for property tax or any other taxes by the Local Authority may take time. Hence the Allottee(s) is entitled to pay separately the charges for the property tax or any other taxes, whenever applicable, from the date of completion.
- ix. The Allottee/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Residential unit until all the dues payable by the Allottee/s to the Promoter under this Agreement are fully paid up.
- x. The Allottee/s shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said

building and the Residential unit therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Residential unit in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

- xi. Till a conveyance of the structure of the building in which Residential unit is situated is executed in favour of Society/Limited Company, the Allottee/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
- xii. Not to cover the provisionally allocated open/covered car/ parking area and/or terrace/s and/or garden/and or balcony under any circumstances.
- xiii. Not to install chimneys, hanging telephone, AC and AC-compressors , telex wires, electric connections, fax, tele-printer, computer devices which require external wiring cables, lines, dish antennas except in duct and or place provided by the promoter for the same.

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

15. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Residential units or of the said Plot and Building or any part thereof. The Allottee/s shall has/have no claim save and except in respect of the Residential unit hereby agreed to be sold to him/her/them and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body/Federation as hereinbefore mentioned. The Allottee/Purchaser hereby agrees that he will abide by the Parking allotted to him by the Builder/ Promoter or the Apex Body of the Allotees, as the case may be and shall not question the allotment. He explicitly agrees that parking spaces will be allotted on the rule **not more than one for each Residential unit** (unless dependent parking) either by the Builder/Promoter or the Apex Body to accommodate maximum allottees or mutually agreed upon at later stage.

It is hereby made clear that the Promoter shall be entitled to use the marginal open spaces, side margins as an access for any other buildings, lands and allow such access to any other person/s and the Allottee(s) herein or the organization in which he will become a member and shall be absolved from objecting to the said use by the Promoter, Builder and the Developer or its nominee/s or assignee/s and the flat/unit shall be conveyed subject to the said

right of the Promoter, Builder and the Developer and this condition is also the essence of this agreement.

16. THE PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE ON SUBJECT RESIDENTIAL UNIT:

After the Promoter executes this Agreement, he/she/they shall not mortgage or create a charge on the Residential unit and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charges shall not affect the right and interest of the Allottee/s who has/have taken or agreed to take such Residential unit.

17. BINDING EFFECT

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

18. ENTIRE AGREEMENT

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

19. RIGHT TO AMEND

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

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

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

21. SEVERABILITY

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

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

Wherever in this Agreement it is stipulated that the Allottee/s has/have to make any payment, in common with other Allottee(s) in project, the same shall be in proportion to the carpet area of the Residential unit to the total carpet area of all the Residential units in the project.

23. FURTHER ASSURANCES

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

24. PLACE OF EXECUTION

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

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

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

Name of Allottee/s :-

Notified Email ID: _____

The Promoter: CHOICE LIFESTYLE

Represented through its Partners,

- 1. Mr. Prannay Kumar Agrawal and/or**
- 2. Mr. Chirayush Vinod Agarwal**

E-mail ID : corpcom@choicegoodwill.com

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

27. JOINT ALLOTTEES

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

28. Government Decision No. T.P.S./1820 A.No.27/Case No. 80/20, November 13, and subsequent circular dated 14/01/2021, Thereafore charges towards Stamp Duty & registration fee of this agreement shall be borne by the Promoter.

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

However in case of cancellation of booking after the execution of the agreement for whatsoever reason the promoter, builder and the developer has the right to deduct the amount of incidental charges/losses incurred against the property from the amount paid by us to the builder

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

31. DETAILS OF SCHEDULE AND ANNEXURES TO THIS AGREEMENT

DETAILS OF SCHEDULES

SCHEDULE	PARTICULARS
Schedule (I)	Description of Project Land
Schedule (II)	Description of the Residential unit Agreed To Be Purchased And Which Is The Subject Matter Of This Agreement
Schedule (III)	Common Area/s to the project
Schedule (IV)	Common Facilities to the project
Schedule (V)	Specifications to be provided to the said Residential unit agreed to be purchased by the Allottee/s as approved by the

	concerned local authority
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DETAILS OF ANNEXURES

ANNEXURE	PARTICULARS
Annexure – A	Title Report
Annexure – B	Authenticated copies of extract Village Forms VI or VII and XII showing nature of the title of the Owner/Promoter to the project land
Annexure - C-1	Authenticated copies of floor plan of the Residential unit
Annexure - C-2	Authenticated copies of the plans of the Layout as approved by the concerned Local Authority
Annexure – D	Copies of Commencement Certificates issued by PMRDA/PMC Pune from time to time
Annexure – E	Copy of Sanad issued by competent authority of pune
Annexure – F	Copy of Authenticated Copy of Rera Certificate
Annexure – G	Declaration of Allottee

SCHEDULE - I

(Description of the project Land)

All that separated piece and parcel of the land bearing Survey No. 35/36/1A/2A/11/13/16/17, totally admeasuring 00 Hectare, 34 Ares [bearing (1) old Survey No. 35/1A/11, totally admeasuring 00 Hectare, 08 Ares, (2) old Survey No. 35/1A/13, totally admeasuring 00 Hectare, 08 Ares, (3) an area admeasuring 00 Hectare, 01 Ares, carved out of old Survey No. 35/1A/17, totally admeasuring 00 Hectare, 03 Ares, and (4) an area admeasuring 00 Hectare, 17 Ares, carved out of old Survey No. 36/2A/16, totally admeasuring 00 Hectare, 27 Ares], lying, being and situate at revenue village – Mundhwa (Keshavnagar), Taluka – Pune City, District – Pune, within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar, Haveli (Pune), which land is bounded as follows:-

On or towards the East : By Survey No. 35/2 ,
On or towards the South : By Road,
On or towards the West : By Road,
On or towards the North : By Survey Nos. 35/1A/8(P), 35/1A/17(P) and 36/2A/16(P).

SCHEDULE (II)

(Description of the Residential unit agreed to Be Purchased and Which Is the Subject Matter of This Agreement)

- 1. Residential unit No. :
- 2. Floor : _____
- 3. Wing No.: _____, in “GOODWILL VERVE” Project,
- 4. Carpet Area about _____ sq.mtrs.
- 5. Adjacent open Balcony Carpet Area about _____ sq.mtrs. for exclusive use of the said Residential unit.
- 6. Adjacent Dry Balcony Carpet Area about _____ sq.mtrs. for exclusive use of the said Residential unit.

7. Adjacent Terrace Carpet Area about _____ sq.mtrs. For exclusive use of the said Residential unit .

8. Right to use one covered Parking space at ----- level for which the separate allotment letter will be issued at the time of delivery of possession of the said accommodation at the discretion of the apex body of the purchasers/society.

Four boundaries of the Residential unit are as follows:-

On or towards EAST ::By

On or towards SOUTH ::By

On or towards WEST ::By

On or towards NORTH ::By

SCHEDULE (III)

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

1. RCC Frame work structure of the buildings.
2. Drainage and water line work.
3. Electric meters and water meter/s connected to common lights, water connections, pump set etc. respectively.
4. Light points outside the building and the staircase/s as well as those in the common parking space.
5. Water tanks for the project along with water pump.
6. Lift / Elevator with lift room, lift well and elevator equipments for each wing / building.

SCHEDULE (IV)

(Here set out the nature, extent and description of common facilities and amenities of the project)

Common facilities and amenities for all buildings to be proposed on the said project, which shall be handed over after entire buildings of the project are completed.

A. COMMON AREAS AND FACILITIES

1. The lands and the open space described in the First Schedule above (subject to the right of exclusive use of open spaces and covered parking allotted or that will be allotted to various Residential unit s).
2. RCC framed sub structure & super structure and main outer walls of the buildings.
3. Staircase passages, floor & entrance lobbies and lifts in the building.
4. Common drainage, water and electrical lines. Transformers & transformer room, Generator/s
5. Common ground water storage tanks and overhead water reservoirs with pumping system etc.
6. Compound walls, fencing and gates.
7. Club house
8. Landscaped area

9. Power back up for common facilities
10. Rainwater harvesting system
11. Sewage water treatment plant
12. Concrete/paved internal pathways
13. Streetlights
14. Solar Water Heaters

B. LIMITED COMMON AREAS AND FACILITIES

1. Partition walls between the two Residential unit s shall be limited common properties of the said two Residential unit s.
2. Covered parking and basement and terrace on top of building and portions thereof will be allotted to specific Residential unit purchaser/s by the Promoter as per their discretion or retained by the Promoter
3. Terraces adjacent to the terrace flats and above the wing shall exclusively belong to such respective flats if so specifically allotted by the Promoter.
4. Other exclusive and limited common areas and facilities as mentioned in body of this agreement.
5. Parking spaces under stilts of the building shall be allotted to specific flat purchasers by the Promoter as per their discretion or may be retained by the Promoter.
6. Passages and toilets/W.C.s which are not the part of specified Residential unit s may be exclusively allotted to those Residential unit s who have access through such passages or adjacent to such toilets/W.C.s for their exclusive or limited common use only as per the discretion and option of Promoter.

C. RESTRICTED AREAS:

1. Covered Parking places and terrace shall be restricted facility for those tenement/purchasers only as allotted by the Promoter.
2. All top terrace of the building are reserved by the Promoter and land lord for their use and occupation. The Promoter can fix any advertisement, hoarding, mobile tower, etc. on top terrace of the said building. The land appurtenant surrounding the buildings on the ground floor, except the approach and access as shown in the plan shall be restricted area and will be the facility for the flat/shop purchaser who pays separate charges and consideration to Promoter for the same.

SCHEDULE (V) **(Specification for the Residential unit)**

STRUCTURE

Earthquake resistant RCC structure.

TOILETS:

Ceramic tile dado up to 7 ft. height.
Marble/Granite door frames.
Wash Basin
White sanitary ware.
Jaquar make or equivalent quality CP fittings
Concealed CPVC plumbing.
Decorative ceramic tiles

KITCHEN:

Ceramic tile dado up to 2 ft. height.
Provision for piped gas connection.

UTILITY AREA:

Washing arrangement with water line and drain.
Inlet - outlet provision for washing machine.

FLOORING:

600 X 600mm vitrified tiles flooring
Decorative ceramic tiles for terraces appurtenant to said Residential unit

ELECTRICAL:

Concealed good quality copper wiring.
Ample light points with modular switches.
TV & Telephone point in living Room.
Limited DG backup for individual flats.

DOORS & WINDOWS:

Elegant flush doors.
Powder coated aluminum windows with mosquito mesh

PLASTERING & PAINTING:

Internal walls finished with smooth coating of Gypsum and external walls finished with sand faced plaster
Acrylic oil-bound distemper painting to walls and ceilings internally, Acrylic paint from outside.

COMPLIMENTRY AMENITIES [NOT UNDER PROMOTER WARRANTY]:

Air Conditioner
Digital lock
Fans and LED tube lights
Video Door phone
R.O water purifier.
Kitchen trolley, chimney and cook top.

Note:-

1. The aforesaid specifications are general and subject to change as per availability of the material.
2. Any additional specification or work will be charged extra. No rebate will be given for cancellation or omission of any item which is agreed as aforesaid.

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

**SIGNED AND DELIVERED BY
THE WITHIN NAMED PROMOTER:**

Name and Signature	Thumb Impression	Photo
Choice Lifestyle, through its partner Mr. Prannay Arun Agrawal		

SIGNED AND DELIVERED BY THE WITHIN NAMED ALLOTTEE/S

<i>Name and Signature</i>	<i>Thumb Impression</i>	<i>Photo</i>

1.

Name:

Address :

Signature:
2.

Name:

Address :

Signature:

ANNEXURE – A
(Search & Title Report)

ANNEXURE –B
(Authenticated copy of 7/12 extracts)

ANNEXURE – C-1
(Floor Plan of the Residential Unit)

ANNEXURE –C-2
(Authenticated copy of the Layout as approved by the concerned Local Authority)

ANNEXURE - D
(Authenticated copy of commencement certificate)

ANNEXURE -E
(Authenticated copy of sanad)

ANNEXURE - F
(RERA Certificate)