

DRAFT WITHOUT PREJUDICE

All the terms & conditions, rights and obligations of the parties as contained hereunder shall be subject to the provisions of RERA Act and the rules and regulations made thereunder (“Act”) and the exercise of such rights and obligations shall be subject to the provisions of the RERA Act and the rules and regulations made thereunder. Any change so prescribed by the Act shall be deemed to be automatically included in this said applications form / allotment letter / sale agreement and similarly any such provision which is inconsistent or contradictory to the Act shall not have any effect.

DRAFT

AGREEMENT FOR SALE

This Agreement for Sale made at Panvel, this _____ day of _____ in the year Two Thousand and _____ (**Agreement**)

Between

1. **MR. RAVI KHUBCHANDANI (PAN AAKPK4376M)** having address at Flat No. 14, 6th floor, Shangrila Building, Charmichael Road, Mumbai 400 026, hereinafter referred to as the **“Owner No.1”** (which expression shall, unless repugnant to the context or meaning thereof, mean and include his legal heirs, administrators, executors and assigns);

2. **MR. URAAZ BAHL (PAN ADXPB6337R)** residing at 82A, Meher Apartment, Altamount Road, Mumbai 400026, hereinafter referred to as the “**Owner No.2**” (which expression shall, unless repugnant to the context or meaning thereof, mean and include his legal heirs, administrators, executors and assigns);
3. **MR. AVTEJINDER MANN (PAN AEWPM3179C)** residing at 9A, Lohtse Ruia Park, Juhu, Mumbai 400049, hereinafter referred to as the “**Owner No.3**” (which expression shall, unless repugnant to the context or meaning thereof, mean and include his legal heirs, administrators, executors and assigns);
4. **MR. RIAZ BATLIVALA (PAN AAKPB5706C)** residing at G/43, Dhanraj Mahal, Apollo Bunder, Mumbai 400001, hereinafter referred to as the “**Owner No.4**” (which expression shall, unless repugnant to the context or meaning thereof, mean and include his legal heirs, administrators, executors and assigns);
5. **MR. ZAHAN BATLIVALA (now known as ZAHAN DHANRAJGIR) (PAN AAEPB5534G)** residing at S1/S2, 19th Floor, Cuffe Castle Building, Cuffe Parade, Mumbai 400005, hereinafter referred to as the “**Owner No.5**” (which expression shall, unless repugnant to the context or meaning thereof, mean and include his legal heirs, administrators, executors and assigns);
6. **MR. AMARJIT SINGH (PAN BFNPS9686H)** residing at S.533, Greater Kailash Part Two, 1st floor, New Delhi 110048, hereinafter referred to as the “**Owner No. 6**” (which expression shall, unless repugnant to the context or meaning thereof, mean and include his legal heirs, administrators, executors and assigns);
7. **SWAROOP AGENCIES PRIVATE LIMITED (PAN AAACS0670B)**, a private limited company incorporated under the Companies Act, 1956 having its registered office at N-450, Tarapore Towers, New Link Road, Oshiwara, Andheri (West), Mumbai 400053, through its duly authorized Director Capt. Avtejinder Singh Mann, hereinafter referred to as the “**Owner No.7**” (which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors and assigns);

The Owner No. 1 to 7 hereinafter are referred to as the “**Owners**” of the FIRST PART

AND

CAROA PROPERTIES LLP (PAN AADCC3425D), a Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act, 2008 having its registered office at Godrej One, 5th floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai 400 079 hereinafter referred to as the “**Developer**” (which expression shall, unless repugnant to the context or meaning thereof, mean and include its partners for the time being and from time to time constituting the firm, and the survivors or survivor of them and the legal heirs, executors, administrators

and successors of the last surviving partner and their assigns) of the **SECOND PART**;

And

Mr./Ms. _____ (**PAN:** _____), aged _____ years,
an adult Indian Inhabitant, residing at _____.

Mr./Ms. _____ (**PAN:** _____), aged _____ years,
an adult Indian Inhabitant, residing at _____.

OR

MESSERS _____ (PAN NO. _____) a partnership firm, registered
under the Indian Partnership Act, 1932 having its registered office at

_____ through its authorized
representative Mr./Ms. _____ authorized vide Partner's Resolution dated _____
through its authorized representative Mr./Ms. _____ authorized vide Partner's
Resolution dated _____;

OR

_____ (PAN NO. _____) a Company registered under the
Companies Act, 2013/Companies Act, 1956 having its registered office at

and its administrative/branch/regional office at _____
_____, through its authorized
representative Mr./Ms. _____ authorized vide Board Resolution dated _____ ,
herein after referred to as the "**Purchaser/s**", (which expression shall unless
repugnant to the subject, context or meaning thereof, shall always mean and
include, in the case of individual or individuals, his/her/their/its respective heirs,
executors & administrators, the survivors or survivor of them & the heirs, executors
& administrator of the last such survivor & in the case of firm/company or any other
organization, the said organization, their partners/ directors/ Owners, as the case
may be, as well as its/their successor or successors & their respective permitted
assigns) of the **THIRD PART**.

The Owners, Developer and the Purchaser/s are hereinafter collectively referred to
as "**Parties**" and individually as "**Party**".

WHEREAS:

- A. By Development Agreement dated 25th September, 2014 ("**Development Agreement**") duly registered with the Sub-Registrar of Assurances at Khalapur under serial No. 1636 of 2015, Owners have assigned/transferred development rights of contiguous agricultural freehold lands admeasuring approximately 43 H 57 R 55 P equivalent to approximately 108 acres situated at Village Talegaon, Taluka Khalapur and Village Khanawale, Taluka Panvel, District Raigad (collectively "**Larger Land**" comprised in Survey nos. more particularly described in the First Schedule hereunder written and shown delineated by red colour boundary line on the plan thereof hereto annexed as **Annexure "A"** in favour of the Developer on the terms and conditions mentioned therein. Owners held the Larger Land under and in terms of various registered Conveyance Deeds executed between erstwhile owners and Owners.
- B. In this background, the Developer is thus seized and possessed of and otherwise well and sufficiently entitled to develop the Larger Land.
- C. The Larger Land is presently accessible from Mumbai – Bangalore National Highway (NH4) and having 18 meters' wide access road as per the sanctioned plan of Maharashtra State Road Development Corporation Limited ("**MSRDC**") and delineated on the plan **Annexure "B"** hatched in pink colour and marked as "**AB-CD**" ("**Access Road**"). The Access Road is shown as proposed road in the modified draft Development Plan dated 30th January, 2020 of MSRDC (Special Planning Department) which shall be notified in due course of time.
- D. Based on its right and entitlement in terms of the Development Agreement, the Developer is going to develop the Land for residential, commercial, retail and hospitality or for such other use or purpose permissible under the applicable Development Control Regulations with the name "**Godrej City, Panvel**" ("**Project**") and carry out the development in a phase-wise and segment-wise manner in consonance with the Relevant Laws in the manner the Developer may deem fit. For the purpose of this Agreement, "**Relevant Laws**" means and includes any applicable Central, State or local law(s), statute(s), ordinance(s), rule(s), regulation(s), notification(s), order(s), bye-laws, etc. including amendment(s)/modifications thereto, any government notifications, circulars, office order, directives, etc. or any government notifications, circulars, directives, order, direction, judgement, decree or order of a judicial or a quasi-judicial authority, etc. whether in effect on the date of this Agreement.
- E. The Larger Land forms part of 'Special Township Project' approved under Notification dated 6th September, 2014 read with Addendum dated 25th February, 2015 issued by Urban Development Department, Mumbai under Maharashtra Regional Town and Planning Act, 1966. The portion of the Larger Land more particularly described in the Second Schedule hereunder written, for which the "Location Clearance" has been granted and published in Notification No. TPS. 1710/1042/C.R. 29/12/UD-12, dated 6th September 2014, and the same is being developed under "**Special Township Project**"

now worded as “**Integrated Township Project**” by the amendment made in the said Act vide Maharashtra Act 43 of 2014 with effect from 22/04/2015.

- F. The Developer had made application to the NAINA for the sanction of the entire layout of the Larger Land, which has been sanctioned by CIDCO-NAINA vide No. CIDCO/NAINA/STP/BP-79/Layout/2016/4261 dated 9th August, 2016 and also approved amended layout plan vide No. CIDCO/NAINA/STP/BP-79/2018/1626 dated 09.05.2018. Further thereto, the Developer has obtained the sanction of the entire layout of the Larger Land, which has been sanctioned by MSRDC vide letter No. MSRDC/SPA/ITP-3/2020/381 dated 2nd September, 2020 (“**Project Layout**”), where under the Developer is required to provide amenities and reservations as enlisted in **Annexure “L”** as annexed hereto (“**Common Areas and Amenities**”). As per the current Project Layout, the Developer is required to complete the Project on or before _____, however, subject to any extensions that the government may grant in accordance with applicable laws. However, the approved Project Layout and conditions prescribed in relation to the same are subject to further revisions by MSRDC due to amendment in Relevant Laws/revisions in approvals from time to time. The Developer shall further carryout the changes in the Project Layout at its discretion and/or as per terms and conditions laid down by the Authorities from time to time.
- G. Accordingly, the Project Layout presently envisages that:
- (i) the Project shall consist of residential/ commercial segments. The Developer may also include recreational town level gardens and playgrounds, schools, hospital, Public utilities like police station/ burial ground, fire station, etc. and amenities areas which include town hall, library, shopping complex, open vegetable market and other facilities and amenities in the Project, as may be required under the Relevant Laws and approved by the concerned authorities from time to time , accessible to public at large on payment of charges and/or on such terms as the Developer may deem fit;
 - (ii) the access roads/ layout road, electric sub-stations, water mains, sewers and recreational garden in said layout would be common to the entire development on the Land and therefore the common amenities for the Project would be finalized by the Developer in keeping with the plans that would be sanctioned by concerned competent authority from time to time for the Project, as may be required by the Developer, and that accordingly the Larger Land would be subject to certain restrictions and stipulations and covenants to be observed and performed for the benefit of the entire Project.
 - (iii) the different segments/amenities of the Project is proposed to be developed either by the Developer or through any other entity and in such a manner as the Developer may deem fit.
- H. The Developer has informed the Purchaser/s about all these aspects pertaining to the ongoing Project including applications, sanctions, permissions pertaining to the Project and proposed phase-wise / segment-

- wise development, common amenities and facilities for the entire Project, and the Purchaser/s agrees and acknowledges the same. It is clarified by the Developer that the Project Layout is tentative and though the same has been approved by MSRDC, the Developer reserves the right in its absolute discretion to amend/alter/modify the Project Layout from time to time as per its requirements and also to add and / or delete one or more building/s having one or more wing from the Project Layout and /or also change the location of any of the buildings, amenities and facilities in the Project Layout or change the nature of the building(s) proposed to be constructed on the Project Layout.
- I. The Developer has presently commenced the development of a residential segment on a portion of the Larger Land admeasuring 30175.177 square meters ("**Phase Land**"), more particularly described in the Second Schedule hereunder written and shown delineated by red colour boundary line on the plan thereof hereto annexed as **Annexure "C"** in the name and style of "**Godrej City Panvel Ph.1**" for predominantly residential/mixed use consisting of 3 no. of Tower(s) / Wing(s) comprising of about Ground plus 13 upper floors ("**Phase**").
- J. The Developer has appointed **M/s. Space Matrix Architects and Planners**, as their Architects and entered into a standard Agreement with them registered with the Council of Architects and such agreement is as per the Agreement prescribed by the Council of Architects.
- K. The Developer has appointed **M/s. JW Consultants LLP**, as structural Engineer for the preparation of the structural design and drawings of the towers and the Developer accepts the professional supervision of the Architect and the Structural Engineer till the completion of the Tower/towers.
- L. The Developer has also obtained Commencement Certificate bearing Ref. No. CIDCO/NAINA/STP/BP-79/CC/2017/152 dated 14th March, 2017 from CIDCO permitting the construction/development of the Phase on the portion of the Larger Land and thereafter, the Developer has also obtained Sale Permission from CIDCO bearing No. CIDCO/NAINA/STP/BP-79/2017/608 dated 22nd August, 2017, Further, the Developer has also obtained Occupation Certificate in respect of the Phase Land bearing No. MSRDC/SPA/ITP-3/RZ-1/OC/2022/461 dated 28th March, 2022 ("**OC**"). The copies of the Commencement Certificate ("CC") and Occupation Certificates (OC) which is attached hereto and marked as **Annexure "D & D1"**.
- M. The Developer has registered the Phase under the provisions of the Real Estate (Regulation and Development) Act 2016 ("**Act**") read with Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates Of Interest And Disclosures On Website) Rules, 2017 ("**Rules**") with the Real Estate Regulatory Authority at Mumbai under no P52000001298; authenticated copy is attached in **Annexure E**;
- N. The Developer has sole and exclusive right to sell the flats in the said tower/s to be constructed by the Developer in the Phase and to enter into agreement/s with the purchaser/s of the flats and receive the sale consideration in respect thereof;

- O. On demand from the purchaser/s, the Developer has given inspection to the purchaser/s of all the documents of title relating to the Phase Land and the plans, designs and specifications prepared by the Developer's architects and of such other documents as are specified under the Act, the Rules and Regulations made thereunder;
- P. The authenticated copy of certificate of title issued by M/s. Cyril Amarchand Mangaldas in respect of the Larger Land, certifying the Developer's title to the Larger Land, 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 Developer to the Phase Land on which the flat/flats are constructed or to be constructed have been annexed hereto and marked as **Annexure "F"** and **"G"**, respectively.
- Q. The authenticated copy of the Project Layout of the Larger Land as approved by the concerned local authority is been annexed hereto and marked as **Annexure "H"**.
- R. The Developer has got some of the approvals from the concerned local authority(s) towards the plans, the specifications, elevations, sections and of the said Tower/s and shall obtain the balance approvals from various authorities from time to time, including but not limited to occupancy certificate of the said Phase.
- S. While sanctioning the said Larger Land, concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developer while developing the Larger Land and the said Tower/s and upon due observance and performance of which only the completion or occupancy certificate in respect of the said Tower/s shall be granted by the concerned local authority.
- T. The Developer has accordingly commenced construction of the said Tower/s in accordance with the said Plans.
- U. The Purchaser/s has/have applied to the Developer for allotment of a Flat No. _____ on _____ floor in _____ Wing "____" ("**Flat**") being constructed in the said Phase along with _____ covered parking space(s) ("**Parking Space(s)**") in Tower (s)/Wing(s);
- V. The Carpet Area of the said Flat is _____ square meters and Exclusive Areas of the said Flat is _____ square meters aggregating to _____ square meters ("**Total Area**"). For the purposes of this Agreement (i) "**Carpet Area**" means the net usable floor area of an Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Purchaser/s, but includes the area covered by the internal partition walls of the Flat and (ii) "**Exclusive Areas**" means exclusive balcony appurtenant to the said Flat for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Purchaser/s and other areas appurtenant to the said Flat for exclusive use of the Purchaser/s.

- W. The authenticated copies of the plan of the Flat agreed to be purchased by the Purchaser/s, as sanctioned and approved by CIDCO/NAINA have been annexed and marked as **Annexure “I”**. The specification to be provided in the Flat is hereto annexed and marked as **Annexure “J”**. Common Areas and Amenities for Phase more particularly described in the **Annexure “K” (“Common Areas and Amenities for Phase”)**.
- X. 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 the Relevant Laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;
- Y. Prior to the execution of these presents the Purchaser/s has paid to the Developer a sum of **Rs. _____ /- (_____)** only, being part payment of the sale consideration of the Flat agreed to be sold by the Developer to the Purchaser/s as advance payment or application fee (the payment and receipt whereof the Developer both hereby admit and acknowledge) and the Purchaser/s has agreed to pay to the Developer the balance of the sale consideration in the manner hereinafter appearing.
- Z. Under section 13 of the Real Estate (Regulation and Development) Act, 2016, the Developer is required to execute a written Agreement for sale of said Flat with the Purchaser/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908.
- AA. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Developer hereby agrees to sell and the Purchaser/s hereby agrees to purchase the (Flat) and the garage/covered parking (if applicable).

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

The Recitals, Annexure and Schedule in and to this Agreement shall form an integral and operative part of this Agreement and in the interpretation of this Agreement and in all matters relating to the development of said Phase Land, as if the same were set out and incorporated verbatim in the operative part and are to be interpreted, construed and read accordingly.

1. Construction

- 1.1 The Developer has constructed the Building(s) _____ Wing “___” consisting ___ upper floors comprised in the said Phase in accordance with the plans, designs and specifications as approved by CIDCO-NAINA/MSDRC from time to time. Provided that the Developer shall obtain prior consent in writing of the Purchaser/s in respect of any major alteration or addition or variations or modifications which may adversely affect the Flat of the Purchaser/s except any alteration or addition required by any Government authorities or due to change in law. Provided further that in case of any major alteration or variation or modification in the layout of the Phase, the Developer shall obtain prior consent in writing of the Purchaser/s in respect of such alteration or addition or variation or modification except any alteration or addition required by any Government authorities or due to change in law.

1.2 The Developer has informed the Purchaser/s and the Purchaser/s hereby confirms and acknowledges that the Larger Land has been developed by the Developer in a segment-wise / phase-wise manner as defined hereinabove by the Developer in accordance with the plans, elevations, sections, details and specifications prepared by the Architects and approved and sanctioned or amended from time to time, with or without modifications and/or additions to such plans as the Developer from time to time considered desirable or proper and as approved by the authorities concerned, and selling the Flats in the Project on what is known as “ownership basis”.

2. **Description of Flat, Parking Space(s) and Common Areas and Amenities for the Phase & Total Consideration**

2.1 At the request of the Purchaser/s, the Developer has agreed to sell to the Purchaser/s and the Purchaser/s has/have agreed to purchase from the Developer:-

- (a) a residential Flat of the aforesaid Total Area bearing No. _____, on the _____ floor of the _____ Wing “___” (**“Flat”**), which is more particularly described in the **“Third Schedule”** hereunder written and shown in brown hash on the plan thereof thereto annexed as **Annexure I**;
- (b) ____ (____) covered parking space having size ____ sq. meters x ____ sq. meters bearing no. _____ situated at _____ (**“Parking Space(s)”**) constructed within the Phase more particularly marked herein under **Annexure “___”** annexed herein, along with the right to use the Common Areas and Amenities for Phase more particularly described in the **Annexure K**.

2.2 The specifications, fixtures and fittings like the flooring, sanitary fittings and amenities with regard to the Flat to be provided by the Developer in the said Tower(s)/Wing(s) and the Flat as are set out in **Annexure J**, annexed hereto or its equivalent thereof. The Purchaser/s is/are satisfied about the specifications, fixtures and fittings agreed to be provided by the Developer and undertakes that the Purchaser/s shall not raise any objection in respect thereof hereafter.

2.3 The **Carpet Area** of the Flat is _____ square meters and the **Exclusive Areas** of the Flat is _____ square meters aggregating to **Total Area** of _____ square meters. The Carpet Area & Exclusive Areas shall have the meaning ascribed to it in Recital ‘V’ above.

2.4 In consideration of the above, the Purchaser/s hereby agrees to pay to the Developer a total lumpsum sale consideration of **Rs. _____/-** (**“Total Consideration”**), comprising of the following:-

Sr.No.	Particulars of consideration	Rupees
(i)	Towards the Carpet Area of the Flat.	
(ii)	Towards the Exclusive Areas of the Flat.	
(iii)	Towards Parking Space(s).	

(iv)	Towards proportionate consideration for Common Areas and Amenities for the Phase and the Project including club house development charges calculated on the Carpet Area of the Flat.	
(v)	Towards facilities as set out in Annexure “K” .	

20% of the Total Consideration shall be the Earnest Money.

Along with the aforementioned Total Consideration, the Purchaser/s agree(s) and undertake(s) to pay to the Developer, amounts as specified in Clause 7 of this Agreement.

3. **VARIATION IN AREA**

3.1 The Developer has confirmed the final Carpet Area that has been allotted to the Purchaser/s upon completion of the construction of the Tower(s)/Wing(s) is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the Carpet Area. In the event of any variation in the Carpet Area of the Flat, Total Consideration payable for the Carpet Area shall be recalculated upon confirmation by the Developer and in such event only recourse shall be a pro-rata adjustment in the last instalment payable by the Purchaser/s towards the Total Consideration under clause 4.1. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 37 of this Agreement.

4. **Payment Schedule & Manner of Payment**

4.1 The Purchaser/s hereby agrees and undertakes to pay to the Developer the Total Consideration of **Rs. _____/- (_____-)** in the following manner:-

Sr.No.	Milestone	Percentage	Rupees

4.2 The Developer has the discretion to raise invoices for the milestones which has been completed / achieved irrespective of sequences of milestones.

4.3 The Purchaser/s shall pay the respective payment as stipulated hereinabove along with applicable taxes strictly within fifteen (15) days of Developer sending notice of the completion of each milestone. Intimation forwarded by Developer to the Purchaser/s that a particular

stage of construction is initiated and/or completed shall be sufficient proof that a particular stage is initiated and/or completed and such proof shall be valid and binding upon the Purchaser/s and the Purchaser/s agree/s not to dispute the same. The Purchaser/s hereby understand/s and agree/s that, save and except for the intimation from the Developer as provided under this Clause, it shall not be obligatory on the part of the Developer to send reminders regarding the payments to be made by the Purchaser/s as per the payment schedule mentioned in this Clause, and the Purchaser/s shall make all payment/s to the Developer on or before the due dates, time being the essence of this Agreement.

4.4 All payments to be made by the Purchaser/s under this Agreement shall be by cheque/demand draft/pay order/wire transfer/any other instrument drawn in favour of **"GODREJ CITY PANVEL"**.

4.5 For the purpose of remitting funds from abroad by the Purchaser/s, the following are the particulars of the beneficiary:

Beneficiary's Name	:	Godrej City Panvel
Beneficiary's Account No.	:	916020037464187
Bank Name	:	Axis Bank Ltd.
Branch Name	:	Nariman Point
Bank Address	:	Nariman Point, Mumbai
IFSC Code	:	UTIB0000173

4.6 In case of any financing arrangement entered by the Purchaser/s with any financial institution with respect to the purchase of the Flat, the Purchaser/s undertake/s to direct such financial institution to and shall ensure that such financial institution does disburse/pay all such installment of Total Consideration amounts due and payable to Developer through an account payee cheque/demand draft drawn in favour of **"GODREJ CITY PANVEL"**.

4.7 If any of the payment cheques/banker's cheque or any other payment instructions of/by the Purchaser/s is/are not honored for any reason whatsoever, then the same shall be treated as default under Clause 20 below and the Developer may at its option be entitled to exercise the recourse available thereunder. Further, the Developer may, at its sole discretion, without prejudice to its other rights, charge a payment dishonor charge of Rs.5,000/- (Rupees Five Thousand only) for dishonor of a particular payment instruction for first instance and for second instance the same would be Rs.10,000/- (Rupees Ten Thousand only) in addition to the Interest for delayed payment. Thereafter no cheque will be accepted and payments shall be accepted through bank demand draft(s) only.

4.8 The Total Consideration is escalation-free, save and except escalations/increases/impositions levied by any statutory authority(ies), local bodies/ government, competent/planning authorities (**"Authorities"**) from time to time or any statutory charges/payments including but not limited to development charges, external development charges, Offsite City Service

Development Charges (OCSDC) (if applicable), infrastructure development charges, premiums and/or all other charges, payments, surcharges, cesses, taxes, levies, duties, etc. payable to Authorities.

5. **Taxes**

5.1 The Total Consideration above excludes Taxes. Taxes includes Goods and Services Tax (GST), land under construction tax, property tax, or other taxes, duties, cesses, levies, charges which are leviable or become leviable under the provisions of the Relevant Laws or any amendments thereto pertaining or relating to the sale of Flat.

For the purpose of this Agreement,

- **“GST”** means and includes any tax imposed on the supply of goods or services or both under GST Law.
- **“GST Law”** shall mean and include the Integrated Goods & Service Tax Act, GST (Compensation to the States for Loss of Revenue) Act, Central Goods & Services Tax Act and State Goods & Services Tax Act / UTGST, and all related ancillary legislations, rules, notifications, circulars, statutory orders etc.
- **“Cess”** shall mean and include any applicable cess, existing or future on the supply of goods or services or both under GST Law or any other Relevant Laws.

5.2 In addition to the aforementioned Taxes, cesses, charges, levies, etc., if any, payable by the Purchaser/s, the Purchaser/s is/are also required to pay Goods & Services Tax (GST) as prescribed under the Relevant Laws/ GST Law as and when called upon by the Developer.

5.3 Taxes shall be payable by the Purchaser/s on demand made by the Developer within 7 (seven) working days, and the Purchaser/s shall indemnify and keep indemnified the Developer from and against the same.”

6. **Tax Deducted at Source**

6.1 The Purchaser/s is aware that the Purchaser/s has/have to deduct the applicable Tax Deduction at Source (TDS) at the time of making of actual payment or credit of such sum to the account of the Developer, whichever is earlier as per section 194IA in the Income Tax Act, 1961. Further, the Purchaser/s shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act, 1961.

7. **Payment of Other Charges**

7.1 The Purchaser/s shall on or before delivery of possession of the said Flat deposit and keep deposited with the Developer the following amounts, which shall be transferred to the society / limited company / federation / Apex Body:-

Sr.No.	Particulars	Rupees
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(i)	Estimate amounts for deposit towards provisional monthly contribution towards outgoings of Society or limited company / federation / Apex Body for 12 months.	
(ii)	Estimate amounts for deposit towards provisional contribution towards outgoings of township for 3 years	
(iii)	Estimate amounts towards ad-hoc corpus fund to be deposited with Developer / service provider, as may be directed by the Developer	
	TOTAL	

7.2 The Purchaser/s shall on demand pay to the Developer the following amounts:-

Sr.No.	Particulars	Rupees
(i)	Estimate amount for share money, application entrance fee of the society or limited company / federation / Apex Body	
(ii)	Estimate amount for formation and registration of the society or limited company / federation / Apex Body	
(iii)	Estimate amounts for deposit towards water and electricity connection charges	
(iv)	Estimate amounts for deposit towards gas connection charges	
(v)	Estimate amounts for deposit towards other utility / services charges	
(vi)	Estimate amounts for deposits of electrical receiving and sub-station in the Layout	
(vii)	Estimate amount towards proportionate share of taxes and other charges / levies in respect of the society or limited company / federation / Apex Body	
(viii)	Estimate amounts towards legal charges for documentation which shall be payable	
	Total:	

8. Legal charges for formation of society / limited company / federation / Apex Body

The Purchaser/s shall pay to the Developer such sum as mentioned above for meeting all legal cost, charges and expenses, including professional costs of Advocates/Solicitors of the Developer in connection with formation of the society / limited company / federation / Apex Body and for preparing its rules, regulations, bye-laws, etc. and the cost of preparing and engrossing the conveyance.

9. **Developer to appropriate dues**

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

10. **Time is of essence**

- 10.1 Time is essence for the Developer as well as the Purchaser/s. The Purchaser/s shall make timely payments of the instalment and other dues payable by him/her/ them and meeting the other obligations under the Agreement

11. **Interest**

- 11.1 All outstanding amounts payable by any Party under this Agreement to other Party shall carry applicable interest at the rate of (i) 2% (two percent) above the then existing SBI MCLR (State Bank of India – Marginal Cost of Lending Rate) per annum or (ii) such other rate of interest higher/ lower than 2% as may be prescribed under the Act/ Rules (“**Interest**”) from the date they fall due till the date of receipt/realization of payment by the other Party.
- 11.2 Any overdue payments so received will be first adjusted against (i) Interest then (ii) towards statutory dues then towards other dues/charges as maybe payable in terms of this Agreement and subsequently towards outstanding principal amounts.
- 11.3 Without prejudice to the other rights of the Developer hereunder, the Developer shall in respect of any amounts remaining unpaid by the Purchaser/s under this Agreement, have a first charge / lien on the Flat and the Parking Space(s) and the Purchaser/s shall not transfer his/her/their/its rights under this Agreement, in any manner whatsoever, without making full payment of all amounts payable by the Purchaser/s under this Agreement, to the Developer. It is hereby clarified that for the purposes of this Agreement payment shall mean the date of credit of the amount in the account of the Developer.

12. **Floor Space Index**

- 12.1 The Purchaser/s has/have been informed and is/are aware that the buildable area has been sanctioned for the vide the Project Layout for entire Larger Land as a single land on the basis of the available Floor Space Index (“**FSI**”) on the entire Larger Land and accordingly the Developer has developed the Land in multiple phases.
- 12.2 The Developer declares that FSI available as on date in respect of the Phase Land is **56332.381** square meters only and the Developer has utilize the FSI to the extent of **54169.576** square meters on the said Phase by utilizing the FSI of the said Land or by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various schemes as mentioned in the Development Control Regulations or based on the expectation of increased FSI which may become available in future.
- 12.3 Further, the Purchaser/s has/have been informed and acknowledge(s) that the FSI consumed in the Phase may not be proportionate to the area of the

Phase Land on which it is being constructed in proportion to the total area of the Larger Land taking into account the FSI to be utilized for all buildings to be constructed thereon. The Developer in its sole discretion, has allocated such buildable FSI for each of the buildings being constructed on the Larger Land as it thinks fit and the purchasers of the apartment(s)/flat(s)/premises/units in such buildings (including the Purchaser/s) are agreeable to this and shall not dispute the same or claim any additional FSI or buildable area in respect of any of the building or the Phase Land.

- 12.4 The Purchaser/s acknowledge(s) that the Developer alone is entitled to utilize and deal with all the development potential of the Larger Land including the existing and future FSI and /or transferable development rights (“**TDR**”) heretofore sanctioned or as may hereafter be sanctioned and shall be entitled to use any or all of such FSI and/or TDR for construction of buildings and development of facilities and/or amenities on any part of the Land or elsewhere as may be permitted and in such manner as the Developer deems fit. Further, the Purchaser/s hereby agrees, acknowledge/s and confirm/s that the Developer at its discretion is entitled to add/amalgamate adjoining land parcels to the Larger Land and shall be solely entitled to utilise the development potential of such additional land.
- 12.5 The Purchaser/s further acknowledge(s) that, at its sole discretion (i) the Developer shall also be entitled to freely deal with other phases comprised in the said Land (along with the FSI/TDR or otherwise) including by way of sale/transfer to any entity as the Developer may deem fit (ii) the Developer may also sell/transfer its stake in the other phases to any person as it deem fit, in accordance to the then existing laws. The Purchaser/s has/have entered into this Agreement knowing fully well the scheme of development to be carried out by the Developer on the Land.
- 12.6 Neither the Purchaser/s nor any of the other purchasers of the apartment(s)/flat(s)/premises/units in the buildings being constructed on the Larger Land (including the Tower) nor the association / apex body / apex bodies to be formed of purchasers of apartment(s)/flat(s)/premises/units in such buildings (including the Tower) shall be entitled to claim any FSI and/or TDR howsoever available on the Larger Land. All FSI and/or TDR at any time available in respect of the Larger Land in accordance with the Layout or any part thereof shall always belong absolutely to the Developer, till the time the development of the entire Layout as contemplated by the Developer is completed by the Developer and Larger Land is conveyed to the association / apex body / apex bodies in the manner set out herein below.
- 12.7 The unutilized / residual FSI (including future accretions / enhancement due to change in law or otherwise) in respect of the Larger Land shall always be available to and shall always be for the benefit of the Developer and the Developer shall have the right to deal / use the FSI / TDR as it may deem fit, without any objection/interference from the Purchaser/s / association / apex body / apex bodies. In the event of any additional FSI in respect of the Phase Land or any part thereof being increased as a result of any favorable relaxation

- of the relevant building regulations or increase in incentive FSI or otherwise, at anytime, hereafter, the Developer alone shall be entitled to the ownership and benefit of all such additional FSI for the purpose of the development and / or additions to the built up area on the Larger Land as may be permissible.
- 12.8 The Purchaser/s or the association / apex body / apex bodies of the purchasers shall not alter/demolish/construct or redevelop the Tower or the Phase Land or any part thereof until and unless the Tower is in a dilapidated condition or unsuitable for habitation or pursuant to any requirement of any law or use any unutilized or increased FSI available on the Phase Land. It is also agreed by the Purchaser/s that even after the formation of the association / apex body / apex bodies, the Developer, if permitted by the concerned Authorities, shall be entitled to utilize further development potential (including fungible FSI), by putting up further construction on the Phase Land and shall thereby continue to retain full right and authority to develop the Phase Land and to utilize the entire FSI and / or any incremental development potential that may be available from time to time. Further, such potential or additional construction shall at all times be the sole property of the Developer who shall be at the liberty to use, dispose off, sell or transfer the same in such manner as the Developer may deem fit.
13. **Adherence to Sanctioned Plans**
- 13.1 The Developer has observed, performed and complied 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 of the said plans or thereafter and has before offering possession of the Flat to the Purchaser/s obtained from the concerned local authority occupancy certificate (OC) in respect of the Flat.
14. **Possession**
- 14.1 The Developer shall offer possession of the Flat along with Common Areas and Amenities of the Phase to the Purchaser within 15 Business days from the date of receipt of the Total Consideration ("**Delivery Date**"), subject to the Purchaser/s being in compliance of all its obligations under this Agreement including timely payments of amounts. Further, the Common Areas and Amenities of Project shall be provided by the Developer in accordance with this Agreement. Provided however that the Delivery Date and delivery date of the Common Areas and Amenities for the Project shall stand extended on account of (i) any force majeure events and/or (ii) reasons beyond the control of the Developer and/or its agents and/or (iii) due to non-compliance on the part of the Purchaser/s including on account of any default on the part of the Purchaser/s (iv) any extensions that the government may grant in accordance with applicable laws ("**Extension Event**"). For the purpose of this Agreement, "Force Majeure" event shall include (a) war, civil commotion or act of God; (b) any notice, order, rule, notification of the Government and / or other public competent authority / Court; and (c) epidemic / pandemic.
15. **Manner of Taking Possession**

- 15.1 The Purchaser/s shall take possession of the Flat within 15 (fifteen) days from the date of Developer offering possession of the Flat, by executing necessary documents, indemnities, declarations and such other documentation as prescribed in this Agreement, and the Developer shall give possession of the Flat to the Purchaser/s. Upon receiving possession of the Flat or expiry of the said 15 (fifteen) days from offering of the possession ("**Possession Date**"), the Purchaser/s shall be deemed to have accepted the Flat, in consonance with this Agreement, and shall thereafter, not have or make any claim/s, against the Developer, with respect to any item of work alleged not to have been carried out or completed. The Purchaser/s expressly understands that from such date, the risk and ownership to the Flat shall pass and be deemed to have passed to the Purchaser/s.
- 15.2 The Purchaser/s hereby agree/s that in case the Purchaser/s fail/s to respond and/or neglects to take possession of the Flat within the time stipulated by the Developer, then the Purchaser shall in addition to the above, pay to the Developer holding charges at the rate of Rs. 110/- (Rupees One Hundred & Ten only) per month per square meter of the Total Area of the Flat ("**Holding Charges**") and applicable maintenance charges towards upkeep and maintenance of the common area/Common Areas and Amenities for Phase and the Project for the period of such delay. During the period of said delay the Flat shall remain locked and shall continue to be in possession of the Developer but at the sole risk, responsibility and cost of the Purchaser in relation to its deterioration in physical condition.
- 15.3 Notwithstanding anything contained herein, it is agreed between the Parties that upon receipt of Occupation Certificate issued by the concerned authority approving completion of development, none of the parties shall be entitled to terminate this Agreement, except in case of any default by Purchaser(s) after the intimation of receipt of Occupation Certificate. Further, in case the Purchaser/s fail/s to respond and/or neglect/s to take possession of the Flat within the aforementioned time as stipulated by the Developer, then the Developer shall also be entitled along with other rights under this Agreement, to forfeit/claim the entire Total Consideration towards the Flat along with interest on default in payment of instalments (if any), applicable taxes and any other charges/amounts. The Purchaser/s further agree/s and acknowledge/s that the Developer's obligation of delivering possession of the Flat shall come to an end on the expiry of the time as stipulated by the Developer and that subsequent to the same, the Developer shall not be responsible and/or liable for any obligation towards the Purchaser/s for the possession of the Flat.
16. **Outgoings**
- 16.1 From the Possession Date, the Purchaser/s shall be liable to bear and pay the proportionate share of outgoings in respect of the Larger Land and Towers/Wing 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, security agency,

sweepers and all other expenses necessary and incidental to the management and maintenance of the Phase Land and building/s.

- 16.2 Until the conveyance of the structure of the Building(s)/Wing(s) to the common organization, the Purchaser/s shall pay to the Developer such proportionate share of outgoings as may be determined by the common organization. The Purchaser/s further agrees that till the Purchaser/s's share is so determined, the Purchaser/s shall pay to the Developer provisional monthly contribution as determined by the Developer from time to time. The amounts so paid by the Purchaser/s to the Developer shall not carry any interest and remain with the Developer until a conveyance in favour of common association as aforesaid. On such conveyance being executed the balance amount of deposits shall be paid over by the Developer to the common organization.
- 16.3 The Developer shall maintain a separate account in respect of sums received by the Developer from the Purchaser/s as advance or deposit, sums received on account of the share capital for the promotion of the co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
- 16.4 In case the transaction being executed by this Agreement between the Developer and the Purchaser is facilitated by a registered real estate agent/channel partner/broker, all amounts (including taxes) agreed as payable remuneration/fees/charge for services/commission/brokerage to the registered real estate agent/channel partner/broker, shall be paid by the Developer/Purchaser/both, as the case may be, in accordance with the agreed terms of payment.

17. Defect Liability Period

- 17.1 If the Purchaser brings to the notice of the Developer any structural defect in the Flat/Tower(s)/Wing(s) within a period stipulated under the Relevant Laws, it shall wherever possible be rectified by the Developer without further charge to the Purchaser/s. However, Parties agree and confirm that the decision of the Developer's architect shall be final in deciding whether there is any actual structural defect in the Flat / Tower(s)/Wing(s) or defective material being used or regarding workmanship, quality or provision of service.
- 17.2 After the Possession Date, any damage due to wear and tear of whatsoever nature is caused to thereto (save and except the defects as mentioned in Clause 17.1), the Developer shall not be responsible for the cost of re-instating and/or repairing such damage caused by the Purchaser/s and the Purchaser/s alone shall be liable to rectify and reinstate the same at his/her/its/their own costs.

18. Foreign Exchange Management Act

The Purchaser clearly and unequivocally confirm/s that in case remittances related to the Total Consideration and/or all other amounts payable under this Agreement for the Flat are made by non-resident/s/foreign national/s of Indian origin shall be the sole responsibility of the Purchaser/s to comply with

the provisions of the Foreign Exchange Management Act, 1999 (“**FEMA**”) or statutory enactments or amendments thereof and the rules and regulations thereunder and/or any other Relevant Laws including that of remittance of payments, acquisition/sale or transfer of immovable property/ies in India and provide to the Developer with such permission/approvals/no objections to enable the Developer to fulfill its obligations under this Agreement. Any implications arising out of any default by the Purchaser/s shall be the sole responsibility of the Purchaser/s. The Developer accepts no responsibility in this regard and the Purchaser/s shall keep the Developer fully indemnified for any harm or injury caused to it for any reason whatsoever in this regard. Whenever there is a change in the residential status of the Purchaser/s, subsequent to the signing of this Agreement, it shall be the sole responsibility of the Purchaser/s to intimate in writing to the Developer immediately and comply with all the necessary formalities, if any, under the Relevant Laws.

19. **Anti-Money Laundering**

- 19.1 The Purchaser/s hereby declare(s), agree(s) and confirm(s) that the monies paid/payable by the Purchaser/s under this Agreement towards the said Flat is not involved directly or indirectly to any proceeds of the scheduled offence and is/are not designed for the purpose of any contravention or evasion of the provisions of the Prevention of Money Laundering Act, 2002, rules, regulations, notifications, guidelines or directions of any other statutory authority passed from and/or amended from time to time (collectively “**Anti Money Laundering**”).
- 19.2 The Purchaser/s further declare(s) and authorize(s) the Developer to give personal information of the Purchaser/s to any statutory authority as may be required from time to time. The Purchaser/s further affirms that the information/ details provided is/are true and correct in all respect and nothing has been withheld including any material facts within his/her/their/its knowledge.
- 19.3 The Purchaser/s further agree(s) and confirm(s) that in case the Developer becomes aware and/or in case the Developer is notified by the statutory authorities of any instance of violation of Anti- Money Laundering, then the Developer shall at its sole discretion be entitled to cancel/terminate this Agreement. Upon such termination the Purchaser/s shall not have any right, title or interest in the said Flat neither have any claim/demand against the Developer, which the Purchaser/s hereby unequivocally agree(s) and confirm(s). In the event of such cancellation/termination, the monies paid by the Purchaser/s shall be refunded by the Developer to the Purchaser/s in accordance with the terms of this Agreement only after the Purchaser/s furnishing to the Developer a no-objection / consent letter from the statutory authorities permitting such refund of the amounts to the Purchaser/s.

20. **Default By Purchaser/s**

- 20.1 In the event if the Purchaser/s fails or neglects to (i) make the payment of the Total Consideration in installment in accordance with terms of this Agreement

and all other amounts due including but not limited to estimated other charges due from the Purchaser/s as mentioned in this Agreement on due dates and/or (ii) comply with its obligations, terms conditions as set out in this Agreement, the Developer shall be entitled, without prejudice to other rights and remedies available to the Developer including charging of interest for delayed payment, after giving 15 (fifteen) days prior notice to the Purchaser/s, to cancel/terminate the transaction.

- 20.2 In case the Purchaser/s fails to rectify the default within the aforesaid period of 15 days then the Developer shall be entitled, at its sole option, to terminate this Agreement and forfeit (a) Earnest Money from the amounts paid till such date and (b) Interest on any overdue payments and (c) brokerage paid to channel partners/brokers, if any, and (d) administrative charges as per Developer's policy and (e) all taxes paid by the Developer to the Authorities and (f) amount of stamp duty and registration charges to be paid on deed of cancellation of this Agreement, if Agreement is registered and (g) any other taxes which are currently applicable or may be applicable in future and (h) subvention cost (if the Purchaser/s has opted for subvention plan) which the Developer may incur either by way of adjustment made by the bank in installments or paid directly by the Developer to the bank (collectively referred to as the "**Non-Refundable Amounts**"). Balance amounts, if any, without any liabilities towards costs/damages/interest etc. shall be refunded without interest whatsoever simultaneously upon the Purchaser/s executing and registering the deed of cancellation or such other document ("**Deed**") within 15 (fifteen) days of termination notice by the Developer, failing which the Developer shall be entitled to proceed to execute /register the Deed with the appropriate Sub-Registrar, including as an authorized constituted attorney of the Purchaser/s and the Purchaser/s hereby acknowledges and confirms. The Parties further confirm that any delay or default in such execution/registration shall not prejudice the cancellation, the Developer's right to forfeit and refund the balance to the Purchaser/s and the Developer's right to sell/transfer the Flat including but not limited to Parking Space(s) to any third party. For the sake of clarity, the interest and/or taxes paid on the Total Consideration shall not be refunded upon such cancellation / termination. Further, upon such cancellation, the Purchaser/s shall not have any right, title and/or interest in the Flat and/or Parking Space(s) and/or the Phase Land and/or the Larger Land and the Purchaser/s waives his/her/their/its right to claim and/or dispute against the Developer in any manner whatsoever. The Purchaser/s acknowledges and confirms that the provisions of this clause shall survive termination of this Agreement.

21. **Association Structure**

- 21.1 The Developer shall at its discretion, as prescribed under the Relevant Laws:
- (i) form association of the purchasers of apartment(s)/flat(s)/premises/units in the Tower(s) (being either a co-operative society/condominium/limited company or combination of them), as it may deem fit and proper in respect of each of the building(s)

comprised in Project known by such name as the Developer may decide, which shall be responsible for maintenance and management of the Tower, within such period as may be prescribed under the Relevant Laws.

- (ii) form an apex organization (being either a co-operative society/condominium/limited company or combination of them) ("**Apex Body**") for the entire development or separate apex association / apex body / apex bodies (being either a co-operative society/condominium/limited company or combination of them) ("**Apex Bodies**") for each of residential and commercial zones/Phase, as the Developer may deem fit, for the purposes of effective maintenance and management of the entire Project including for common areas and facilities of the Project/Phase at such time and in such a manner as the Developer may deem fit to be known by such name as the Developer may decide, within such period as may be prescribed under the Relevant Laws.
- (iii) with a view to preserve the intrinsic value of the Project by ensuring high standard of maintenance and upkeep, at its discretion but not as an obligation, be involved / undertake / conduct either by itself or through Facility Management Company (in the manner set out in clause 22 below), the maintenance and management of the Project, without any reference to the Purchaser/s and other occupants of the Project, even after formation of the association/apex body/apex bodies on such terms and conditions as the Developer may deem fit and the Purchaser/s hereby gives their unequivocal consent for the same. For this purposes the Developer may, in its discretion provide suitable provisions in the constitutional documents of the association/apex body/apex bodies.
- (iv) Make provisions for payment of outgoings/CAM to the association & the apex body/apex bodies for the purposes of maintenance of Tower in which the Flat is located and the entire Project.

21.2. Except Parking Space(s) allotted in accordance to this Agreement, the Purchaser/s agree(s) and confirm(s) that all open parking space(s) will be dealt with in accordance with the Relevant Laws. The Purchaser/s hereby declares and confirms that except for the Parking Space/s allotted by the Developer, the Purchaser/s do/es not require any parking space/s including open parking space(s) and accordingly the Purchaser/s waives his/her/its/their claim, right, title, interest whatsoever on the areas of parking space(s) including open parking spaces in the Project. The Purchaser/s further agree(s) and undertake(s) that it shall have no concerns towards the identification and allotment/allocation of parking space(s) done by Developer / association / Apex Body, at any time and shall not challenge the same anytime in future. The Purchaser/s agree(s) and acknowledge(s) that Developer/the association/Apex Body shall deal with the parking space(s) in the manner association / Apex Body deems fit, subject to the terms of bye-laws and constitutional documents of the association / Apex Body / the Relevant Laws.

The Developer acknowledges and accepts the aforementioned waiver and accordingly has given effect to the same while calculating the Total Consideration.

- 21.3 The Purchaser/s hereby acknowledge(s) and agree(s) that the Project is a part of a layout development and as such the Developer would be conveying only the built-up area of the Tower (except the basement and podium) to the association formed of the individual building(s)/wing(s) and the underlying Phase Land would be conveyed to the society/Apex Body / Apex Bodies formed of the association, which shall be in accordance with the timelines stipulated under the Relevant Laws. The Developer shall convey its title in respect of the Larger Land to the association / Apex Body / Apex Bodies within such period as the Developer may deem fit, however such conveyance shall not be later than 5 (five) years from date of the completion of the entire development of the said Land by utilizing the entire FSI/TDR that may be permitted to be utilized therein in accordance with D.C. Regulations that may be in force from time to time and sale of all the apartments/flats/premises / commercial office / units in the said Tower/s / Wing/s and receipt of the entire consideration in respect thereof. The Purchaser/s hereby agree(s) that he/she/it has understood the provisions of this clause and hereby gives his/her/its unequivocal consent for the same. The Purchaser/s hereby agree(s) and confirm(s) that till conveyance of the buildings and underlying Larger Land to the association or apex body / apex bodies (as the case may be), the Purchaser/s shall continue to pay all the outgoings as imposed by CIDCO-NAINA/MSDRC and / or concerned authorities and proportionate charges to the Developer from time to time.
- 21.4 The Purchaser/s agree(s) and undertake(s), to sign and execute all applications and other papers and documents, including but not limited to the bye-laws/memorandum and articles of association / apex body / apex bodies drafted/adopted by the Developer for the association, necessary for the formation and registration of the association / apex body / apex bodies within 10 (ten) days from intimation by the Developer. The Purchaser/s agree(s) not to object to any changes/amendments made by the Developer in the draft/model bye-laws/memorandum and articles of association / apex body / apex bodies for the association. The Purchaser/s shall also be bound from time to time, to sign all papers, documents and deeds for safeguarding the interest of the Developer and the other purchasers of apartment(s)/flat(s)/premises/units in the Tower(s)/Wing(s). The Purchaser/s shall be bound by the rules, regulations and bye-laws/memorandum and articles of association / apex body / apex bodies and the terms and conditions contained in the Indenture. No objection shall be raised by the Purchaser/s, if any changes or modifications are made in the draft bye-law of the association / apex body / apex bodies by the Developer as the case may be or as may be required by the Registrar of Cooperative Societies or any other competent authority. The Purchaser/s hereby authorize(s) the Developer to sign and execute all such forms applications,

papers and documents on his/her/their/its behalf as may be required for this purpose.

21.5 The Developer may become a member of the association / apex body / apex bodies to the extent of all unsold and/or unallotted apartment(s)/flat(s)/premises/units, areas and spaces in the Tower(s)/Wing(s).

21.6 All costs, charges and expenses including stamp duty, registration charges and expenses in connection with the preparation, stamping and execution of such deed of assignment/transfer shall be borne and paid by the association/all purchasers of apartments/flats/premises/units in the building/s / wing/s in the same proportion as the total area of the apartments/flats/premises/units bears to the total area of all the apartment(s)/flat(s)/premises/units in the said building/s / wing/s.

22. **Facility Management Company**

22.1 By executing this Agreement, the Purchaser/s agree/s and consent/s to the appointment of Godrej Living Private Limited, a company incorporated under the Companies Act, 2013 having its registered office at Godrej One, 6th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East) Mumbai 400079 or any other agency, firm, corporate body, organization or any other person nominated by the Developer ("Facility Management Company") to manage, upkeep and maintain the Project, Building together with other buildings and the Phase Land / Larger Land, sewerage treatment plant, garbage, disposal system and such other facilities, that the Developer may require to install, operate and to maintain common areas, common amenities and common facilities. The Purchaser/s/ society/ association/ federation/ apex body hereby agree and undertake to execute maintenance agreement with the Facility Management Company as and when called upon by the Developer / Facility Management Company. The Facility Management Company shall also be entitled, to collect the common area maintenance charges, maintenance deposit, outgoings, provisional charges, taxes, levies and other amounts in respect of the Project, Building(s) (including the Purchaser's proportionate share of the outgoings as provided under Clause 16 herein). The Developer hereby reserves its right to remove, nominate and appoint new Facility Management Company for maintenance, upkeep, management and control of the Project, at its sole discretion, and without any concurrence from Purchaser/s / association / apex body / apex bodies/common organization. It is hereby clearly clarified, agreed and understood that the Facility Management Company shall also be entitled to exercise its rights for collecting the charges and expenses mentioned herein, even after formation of the association/ society / apex body / apex bodies / common organisation. The Purchaser/s hereby grants his/her/their/its unequivocal and unconditional consent confirming agreement /contract/arrangement that the Developer has or may have to enter into with the Facility Management Company ("FM Agreement"). It is hereby clarified that the Purchaser/s agrees and authorizes the Developer to appoint the Facility Management Company for the Project

and post formation of the society/ association / apex body/common organisation, as the case may be, the Developer will novate the FM Agreement in favor of the society / association / apex body/common organisation, as the case may be. Post expiry of the tenure of the FM Agreement, the society / association / apex body/common organisation, as the case may be, shall have the option to either continue with the Facility Management Company or appoint a new facility management company, provided that prior written consent of all the purchasers of the units in the Project is obtained for deciding discontinuation/non-renewal of the FM Agreement as per the terms of such Agreement including the obligations/penalties/liabilities etc. or appointment of a new facility management company. It is further expressly understood that the Developer shall not in any manner be accountable, liable or responsible to any person including the Purchaser/s / association / apex body / apex bodies/common organisation, for any act, deed, matter or thing committed or omitted to be done by the Facility Management Company in the due course of such maintenance, upkeep, management and control of the Project, Building(s) and/or common areas, amenities and facilities thereto.

- 22.2 The Purchaser/s agree(s) to promptly, without any delay or demur, pay the necessary maintenance charges as may be determined by the Developer/Facility Management Company.
- 22.3 The Purchaser/s further agree(s) and undertake(s) to be bound from time to time to sign and execute all papers, documents, deeds and/or other writings as may be required, at the sole discretion of the Developer/ Facility Management Company, for the purposes of framing rules for management of the Project, its building(s)/ tower(s)/wing(s), common areas, common amenities and common facilities and use of the Apartment/Flat / car parking areas by the Purchaser/s for ensuring safety and safeguarding the interest of the purchasers of apartment(s)/flat(s)/premises/units in the Project and the Purchaser/s also agree(s) and confirm(s) not to raise any disputes/claims, whether individually or in group, in this regard, against the Developer/Facility Management Company and/or other purchasers of apartment(s)/flat(s)/premises/units of the Project.

23. **FIT OUT MANUAL**

- 23.1 The Purchaser/s agree(s) and undertake(s) that on receipt of possession, the Purchaser/s shall carry out any fit-out/interior work strictly, in accordance, with the rules and regulations framed by the Developer/association / apex body / apex bodies ("**Fit-Out Manual**") and without causing any disturbance, to the other purchasers of apartment(s)/flat(s)/premises/units in the Tower. The Fit-Out Manual will be shared at the time of handing over possession of the Flat. Without prejudice to the aforesaid, if the Purchaser/s makes any unauthorized change or alteration or causes any unauthorized repairs in or to the Flat or the Tower, the Developer shall be entitled to call upon the Purchaser/s to rectify the same and to restore the Flat and/or Tower(s)/Wing(s) to its original condition within 30 (thirty) days from the date of intimation by the Developer in that behalf. If the Purchaser/s does not

rectify the breach within such period of 30 (thirty) days, the Developer may carry out necessary rectification/restoration to the Flat or the Tower (on behalf of the Purchaser/s) and all such costs/charges and expenses incurred by the Developer shall be reimbursed by the Purchaser/s. If the Purchaser/s fail(s) to reimburse to the Developer any such costs/charges and expenses within 7 (seven) days of demand by the Developer, the same would be deemed to be a charge on the Flat. The Purchaser/s hereby indemnifies and agrees to always keep saved, harmless and indemnified, the Developer (i) from and against all actions, proceedings, claims, demands, costs, charges and expenses whatsoever, which may be made against the Developer or which the Developer may suffer or incur as a result of any unauthorized change or alteration in or causing any unauthorized repairs in or to the Flat or the Tower(s)/Wing(s) and (ii) for all costs and expenses incurred by the Developer for instituting any legal proceedings for recovery of such costs/charges and expenses incurred by it for rectification/restoration to the Flat or the Tower(s)/Wing(s).

- 23.2 Upon the possession of the Flat being delivered to the Purchaser/s, the Purchaser/s shall be deemed to have granted a license to the Developer, its engineers, workmen, labourers or architects to enter upon the Flat by reasonable notice in writing or in case of emergency without notice, for the purpose of rectifying any defect or damage to the Tower or if necessary any part of the Flat provided the Flat is restored to the same condition, as far as possible, after the restoration work or rectification of the defect or damage caused due to any act of commission or omission of the Purchaser/s or his agents and the Purchaser/s shall reimburse and/or pay to the Developer or any other person the loss or damage suffered by them on account of the act of the Purchaser/s or his agents. The Developer shall not be liable for any theft or loss or inconvenience caused to the Purchaser/s on account of entry to the Flat as aforesaid. If the Flat is closed and in the opinion of the Developer any rectification or restoration is necessary in the interest of the Tower and/or purchasers therein, the Purchaser/s consent(s) to the Developer to break open the lock on the main door/entrance of the Flat and the Developer shall not be liable for any loss, theft or inconvenience caused to the Purchaser/s on account of such entry into the Flat.

24. **REPRESENTATIONS AND WARRANTIES OF THE DEVELOPER**

- 24.1 The Developer hereby represents and warrants to the Purchaser/s to the best of its knowledge as on date as follows:
- (i) The Developer has clear and marketable title with respect to the Phase Land; as let out in the title report annexed to this Agreement and has the requisite rights to carry out development upon the Phase Land and also has actual, physical and legal possession of the Phase Land for the implementation of the Phase;
 - (ii) The Developer has lawful rights and requisite approvals from the competent authorities to carry out development of the Phase and shall

obtain requisite approvals from time to time to complete the development of the Project;

- (iii) There are no encumbrances upon the Flat or Phase Land or the Phase except those disclosed in the title report, if any;
- (iv) There are no litigations pending before any Court of law with respect to the Phase Land or Phase except those disclosed in the title report;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Phase, Phase 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 Phase, Phase Land and said Tower/wing shall be obtained by following due process of law and the Developer has been and shall, at all times, remain to be in compliance with all the Relevant Laws in relation to the Phase, Phase Land, Tower/wing and common areas;
- (vi) The Developer 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 Purchaser/s created herein, may prejudicially be affected;
- (vii) The Developer 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 Phase Land, including the Project and the Flat which will, in any manner, adversely affects the rights of Purchaser/s under this Agreement;
- (viii) The Developer confirms that the Developer is not restricted in any manner whatsoever from selling the Flat to the Purchaser/s in the manner contemplated in this Agreement;
- (ix) At the time of execution of the conveyance deed of the structure to the association of Purchaser/s the Developer shall handover lawful, vacant, peaceful, physical possession of the common areas of the structure to the association of the Purchaser/s in the form and the manner the Developer may deem fit;
- (x) The Developer 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 Phase to the competent authorities;
- (xi) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Developer in respect of the Phase Land and/or the Phase except those disclosed in the title report.
- (xii) As per the current Project Layout, the Developer is required to complete the Project on or before _____, however, subject to any extensions that the Government may grant in accordance with applicable laws.

25. **It is clearly understood and agreed by the Parties that –**

- 25.1 The Developer reserves to itself the unfettered right to the full, free and complete right of way and means of access over, along and under all the internal access roads in the Phase Land and Larger Land and any common rights of ways with the authority to grant such rights to the Purchaser/s and/or users of apartment(s)/flat(s)/premises/units in the Tower(s)/Wing(s) being constructed on the Phase Land (present and future) at all times and the right of access to the Phase Land for the purpose of installing, repairing, maintaining and inspecting the ancillary structures such as pump rooms, motor rooms, watchman rooms, sewage treatment plant, underground tanks, substation of power supply company etc. situated on the Phase Land and also to lay and connect drains, pipes, cables and other service lines and amenities (including underground and overhead) other amenities necessary for the full and proper use and enjoyment of the Phase Land and if necessary to connect the drains, pipes, cables etc. under, over or along the Phase Land appurtenant to each and every building to be constructed on the Phase Land (including the Tower) without in any way obstructing or causing nuisance to the ingress and egress of the Purchaser/s /other occupants of apartment(s)/flat(s)/premises/units in building constructed on the Phase Land till such time the Larger Land is handed over to the association/society/condominium/limited company/Apex Body/Apex Bodies.
- 25.2 Necessary provisions for the above shall be made in the transfer documents such as deeds of transfer/assignment/declaration/deeds of Flat to be executed in respect of the sale/transfer of apartment(s)/flat(s)/premises/units in the buildings to be constructed on the Phase Land. The Purchaser/s hereby expressly consents to the same.

26. **BRAND NAME & PROJECT NAME**

- 26.1 It is agreed by the Purchaser/s that the name of the Project “**Godrej City Panvel Ph. I**” or of the individual towers may be changed at the sole discretion of the Developer in accordance with the Relevant Laws .
- 26.2 It is further agreed by the Purchaser/s that the association of the brand name “Godrej” (in its registered logo form) or a combination of words with prefix as “Godrej” (“**Brand Name**”) shall at all times be subject to the sole control of Godrej Properties Limited (“**GPL**”), who is one of partner of the Developer under this Agreement. It is agreed and accepted by the Purchaser/s that the Brand Name shall always be used in the form in which it is registered with the concerned authorities and the colour combination, the design; the appearance shall not be changed under any circumstances, unless GPL has itself informed in writing about any change in the logo/Brand Name. The Brand Name will be associated with the Project including Phase Land and the Tower. However, it shall be the sole discretion of GPL to associate its name/Brand name with the association / apex body / apex bodies (which would be formed gradually) on such terms and conditions as may deem fit by GPL. It is further agreed that the association of the Brand Name shall not,

under any circumstances, be construed as a license or any other interest granted to any person in the Brand Name and all intellectual property rights in and arising out of or connected with the Brand Name and ownership of the Brand Name shall at all times vest in and be held exclusively by the GPL. The Purchaser/s further agree/s to not use the Brand Name and / or any intellectual property in the Brand Name in any manner and for any purpose whatsoever except as otherwise permitted by GPL. The Purchaser/s and the association / apex body / apex bodies of the Flat purchasers shall not be entitled to change the name of the Project / Tower/s without written consent of GPL.

27. **REPRESENTATIONS BY THIRD PARTIES**

The Purchaser/s acknowledge(s), agree(s) and undertake(s) that the Purchaser shall neither hold the Developer or any of its sister concerns/ affiliates liable/ responsible for any representation(s)/ commitment(s)/offer(s) made by any third party to the Purchaser/s nor make any claims/demands on the Developer or any of its sister concerns/ affiliates with respect thereto.

28. **TRANSFER**

Only after (i) payment of minimum 50 percent of the Total Consideration by the Purchaser/s and (ii) a term of 1½ (one and a half) years (i.e. eighteen months) has elapsed from the date of Allotment Letter dated , whichever is later , the Purchaser/s may transfer his rights, title and interest in the Flat under this Agreement to any third person / entity after obtaining prior written consent of the Developer. Any such transfer by the Purchaser/s shall be subject to the terms and conditions of this Agreement, Relevant Laws, notifications/ governmental directions, the Purchaser/s submitting documentary proof as may be required by the Developer, payment of the monies due and payable by the Purchaser/s under this Agreement and payment of applicable transfer / administrative fee of Rs.2422/- (Rupees Two Thousand Four Hundred Twenty Two only) per square meter plus taxes as applicable on the Total Area of the Flat to the Developer. Further, the Developer reserves the right to allow such transfer at its sole discretion.

29. **OBLIGATIONS, COVENANTS, REPRESENTATIONS OF PURCHASER/s**

29.1 The Purchaser/s or himself/themselves with intention to bring all persons into whosoever hands the Flat may come, hereby covenants, represents with the Developer as follows :-

- (i) To maintain the Flat at the Purchaser/s's own cost in good and tenantable repair and condition from the date of possession of the Flat is taken and shall not do or suffer to be done anything in or to the building in which the Flat 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 Flat is situated and the Flat itself or any part thereof without the consent of the local authorities, if required.

- (ii) Not to store in the Flat 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 Flat 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 Flat is situated, including entrances of the building in which the Flat is situated and in case any damage is caused to the building in which the Flat is situated or the Flat on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach.
- (iii) To carry out at his own cost all internal repairs to the said Flat and maintain the Flat in the same condition, state and order in which it was delivered by the Developer to the Purchaser/s and shall not do or suffer to be done anything in or to the building in which the Flat is situated or the Flat 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 Purchaser/s committing any act in contravention of the above provision, the Purchaser/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 Flat 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 Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat is situated nor shall demand partition of the Purchaser's interest in the Flats and shall keep the portion, sewers, drains and pipes in the Flat 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 Flat 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 Flat without the prior written permission of the Developer 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 Phase Land and the building in which the Flat 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 Flat in the compound or any portion of the Phase Land and the building in which the Flat is situated.
- (vii) That the bio-degradable and non- bio-degradable garbage shall be separated and the bio degradable garbage generated in the Building/ Wing shall be treated separately on the Phase Land by the

residents/occupants of the Tower/Wing and non-bio degradable waste shall be sent to authorized vendors.

- (viii) Pay to the Developer within 15 (fifteen) days of demand by the Developer, his share of security deposit demanded by the concerned local authority or Government or giving water, drainage, telephone, gas ,electricity or any other service/utility connection to the building in which the Flat is situated.
- (ix) 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 Flat by the Purchaser/s for any purposes other than for the purpose for which it is sold; and (ii) charges, if any applicable in relation to the payment/s made in terms hereof using credit cards, debit cards or any other modes of payment.
- (x) Not cause any nuisance, hindrance, disturbance and annoyance to other purchasers of apartment(s)/flat(s)/premises/units in the Tower or other occupants or users of the Tower, or visitors to the Tower, and also occupiers of any adjacent, contiguous or adjoining properties;
- (xi) Permit the Developer and their surveyors and agents with or without workmen and others at all reasonable times to enter into and upon the Flat or any part thereof, to view and examine the state and condition thereof or to repair the same, at the cost of the Purchaser/s;
- (xii) Not to cover or enclose in any manner whatsoever, the open terrace/s, the open balcony/ies, verandah, parking space/s or other open spaces forming a part or appurtenant to the Flat/s in the Tower, without the prior written permission of the Developer/association/concerned authorities;
- (xiii) After possession of the Flat is handed over the Purchaser/s, the Purchaser/s may insure the Flat from any loss, theft, damage caused due to human intervention or due to any act of god or other force majeure incident including fire, riot, strikes, earthquakes, natural calamity or any other cause beyond reasonable human control, and the Developer shall not be responsible for any loss/damage suffered thereafter.
- (xiv) The Purchaser/s and/or the Developer shall present this Agreement as well as the conveyance and / or any other document as may be required, in accordance to the provisions of the Registration Act, 1908.
- (xv) The Purchaser/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 Flat until all the dues payable by the Purchaser/s to the Developer under this Agreement are fully paid up.
- (xvi) The Purchaser/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 Flats therein and for the

observance and performance of the Tower rules, regulations and bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser/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 Flat in the Tower and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

- (xvii) Till a conveyance of the structure of the building in which Flat is situated is executed in favour of society/limited society, the Purchaser/s shall permit the Developer 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.
- (xviii) Till a conveyance of the Phase Land on which the building in which Flat is situated is executed in favour of Apex Body or federation, the Purchaser/s shall permit the Developer and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Phase Land or any part thereof to view and examine the state and condition thereof.
- (xix) Usage of Flat Areas & Parking Space(s) by Purchaser
The Purchaser/s agree(s) to use the Flat or any part thereof or permit the same to be used only for the purpose of residence only. The Purchaser/s further agree(s) to use the garage or parking space only for the purpose of keeping or parking vehicle.
- (xx) The Purchaser/s hereby confirms/s and acknowledge/s that the specifications mentioned in the advertisement / communications or the sample flat / mock flat and its colour, texture, the fitting(s) / fixture(s) or any installations depicted therein are only suggested and the same are not intended to be provided as a standard specifications and/or services or cannot be construed as the same. The Purchaser/s has/have not relied on the same for his/her/their/its decision to acquire the Flat in the Phase and also acknowledges that the Purchaser/s has/have seen all the sanctioned layout plans and the time schedule of completion of the Project.
- (xxi) The Purchaser/s undertakes that the Purchaser/s has/have taken the decision to purchase the Apartment / Flat in the Phase out of his/her/their own free will, based solely upon the information provided along with the documents enclosed, after giving careful consideration to the nature and scope of the entire development explained to the Purchaser/s by the Developer in person including the disclosures contained herein and on the basis of the specifications, locations, quality, services, etc. contained in this Agreement.
- (xxii) Save and except the information / disclosure contained herein the Purchaser/s confirm/s and undertake/s not to make any claim against Developer or seek cancellation of the Apartment / Flat or refund of the

monies paid by the Purchaser/s by reason of anything contained in other information / disclosure not forming part of this Agreement including but not limited to publicity material / advertisement published in any form or in any channel.

(xxiii) The Purchaser/s agrees and undertakes that the Developer shall not be responsible in any manner whatsoever in case of any attachment or other proceedings that may be made or taken in respect of the Flat and/or Parking Space(s) by concerned authorities due to non-payment by the Purchaser/s or any other apartment/flat purchaser of their respective proportion of the taxes / outgoings payable to the concerned authorities on account of default in making such payments.

(xxiv) To comply with all the terms and conditions as mentioned in this Agreement including but not limited to payment of all such amounts within the timelines stipulated under clause/s of this Agreement or as and when demanded by the Developer.

30. RIGHTS OF THE DEVELOPER

30.1 Developer's obligation for obtaining occupation certificate (OC)/completion certificate (CC)

The Developer has observed, performed and complied with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said Plans or thereafter and has, before handing over possession of the Flat to the Purchaser/s, obtained from the concerned local authority occupancy certificates in respect of the Flat.

30.2 Hoarding rights

The Purchaser/s hereby consents that the Developer may and shall always continue to have the right to place/erect hoarding/s on the Phase Land/Larger Land, of such nature and in such form as the Developer may deem fit and the Developer shall deal with such hoarding spaces as its sole discretion until conveyance to the association / apex body / Apex Bodies and the Purchaser/s agree/s not to dispute or object to the same. The Developer shall not be liable to pay any fees / charges to the association / apex body / apex bodies for placing / putting up the hoarding/s; provided that if any municipal taxes become payable for such use, then the same shall be borne and paid by the Developer and/or by the transferee (if any).

30.3 Retention

Subject to, and to the extent permissible under the Relevant Laws, the Developer may, either by itself and/or its nominees/associates/affiliates also retain some portion / units/ apartment/flats in the Project which may be subject to different terms of use, including as a guest house / corporate apartment/flats.

30.4 Unsold apartment/flat

30.4.1 All unsold and/or unallotted apartment(s)/flat(s)/premises/units, areas and spaces in the Tower /Phase, including without limitation, parking

spaces and other spaces in the basement and anywhere else in the Tower / Phase and Residential Land shall always belong to and remain the property of the Developer at all times and the Developer shall continue to remain in overall possession of such unsold and/or unallotted apartment(s)/flat(s)/premises/units and shall be entitled to enter upon the Phase Land and the Tower / Phase to enable it to complete any unfinished construction work and to provide amenities and facilities as the Developer may deem necessary.

- 30.4.2 The Developer shall without any reference to the Purchaser/s, association / apex body / apex bodies, be at liberty to sell, let, sub-let, dispose of or otherwise deal with in any manner whatsoever all such unsold and/or unallotted apartment(s)/flat(s)/premises/units and spaces therein, as it deems fit. The Developer shall be entitled to enter in separate agreements with the purchasers of different apartment(s)/flat(s)/premises/units in the Tower / Phase on terms and conditions decided by the Developer in its sole discretion and shall without any delay or demur enroll the new purchaser/s as member/s of the association / apex body / apex bodies. The Purchaser/s and / or the association / apex body / apex bodies shall not claim any reduction in the Total Consideration and/or any damage on the ground of inconvenience and /or nuisance or on any other ground whatsoever. Further, the Developer shall not be liable to pay / contribute any amount on account of non-occupancy charges or for any other charges / fund provided for under the bye-laws, rules and regulations or resolutions of the association / apex body / apex bodies.

30.5 Basement/Podiums

The Purchaser/s hereby consents to the Developer dividing the basement into parking spaces, store rooms, storage spaces and any other areas as may be decided by the Developer. The Developer shall be entitled to allot, grant a right to use of, sell, let, sub-let, dispose of or otherwise deal with in any manner whatsoever such spaces and areas in the Phase to the extent permissible under the Relevant Laws.

30.6 Assignment

The Developer may at any time assign or transfer (by way of lease, mortgage, sale or otherwise), in whole or in part, its rights and obligations in respect of the Project in accordance with the Relevant Laws. On such transfer, the assignee or transferee of the Developer shall be bound by the terms and conditions herein contained.

30.7 Additional Construction

The Purchaser hereby consents that the Developer shall be entitled to construct any additional area/structures in the Project as the Developer may deem fit and proper and the Developer shall, at its sole discretion, deal with and/or dispose of the same without any reference to the Purchaser/s and/or the association / apex body / apex bodies, upon its formation/registration, as the case may be, in accordance with the terms of the Relevant Laws and the Purchaser/s agrees not to dispute or object to the same. The right hereby

reserved shall be available to the Developer until the complete optimization of the Project Layout.

30.8 Mortgage & Security

The Purchaser/s understand/s and acknowledge/s that the Flat has been mortgaged by Developer to Axis Bank Limited for securing the Credit Facilities availed by Developer and the Purchaser/s take/s notice that he/she/they is/are required to obtain a No Objection Certificate from Axis Bank Limited for creation of any encumbrances on the Flat. The Purchaser/s agree/s and undertake/s that he/she/they shall not create any encumbrances over the Flat till such time an NOC in writing is received from Axis Bank Limited. Further, Purchaser/s agree/s that, he/she/they shall execute necessary documents for creation of mortgage as may be required by the Developer.

The Developer, if it so desires shall be entitled to create additional security on the Phase Land together with the building/s being constructed thereon (including the Tower) by availing additional loans/financial assistance/credit facilities from banks/financial institutions/NBFC or from other sources, against securities thereof, subject to existing Credit Facilities availed from Axis Bank Limited. The Developer shall be entitled to and be at liberty to sign mortgage deeds, loan agreements and other documentation whether legal or in English form or by way of deposit of title deeds, save and except the Flat, provided the Developer shall be the principal debtor and it shall be the sole responsibility of the Developer to repay such loan amount with interest, charges and expenses thereon, in any case on or before the assignment/transfer of the Land (or any part thereof) and building/s constructed thereon in favour of the Association / Apex Body / Apex Bodies in accordance with Clause 21 above. The Purchaser/s hereby gives express consent to the Developer to raise such financial facilities against security of the Land together with the building(s) being constructed thereon (including the Building) and mortgage the same with banks/financial institutions as aforesaid, subject to existing Credit Facilities availed from Axis Bank Limited and save and except the Flat agreed to be transferred hereunder.

31. **RIGHT OF PURCHASER/S TO THE FLAT AND COMMON AREAS AND AMENITIES**

Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Flats or of the said Phase Land and Tower or any part thereof. The Purchaser/s shall have no claim save and except in respect of the Flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Developer until the said structure of the building is transferred to the society/limited company or other body and until the Phase Land is transferred to the Apex Body /federation as hereinbefore mentioned.

32. **BINDING EFFECT**

Executing this Agreement with the Purchaser/s by the Developer does not create a binding obligation on the part of the Developer until the Purchaser/s appear/s for registration of this Agreement before the concerned sub-registrar when intimated by the Developer.

33. **ENTIRE AGREEMENT**

This Agreement contains the whole agreement between the Parties in respect of the subject matter and shall not be modified (whether by alteration, addition or omission) otherwise than by writing duly signed by all the Parties. This Agreement constitutes the entire understanding / agreement between the Parties and there are no promises or assurances or representations, oral or written, express or implied, other than those contained in this Agreement. The Purchaser/s hereby expressly admits acknowledges and confirms that no terms, conditions, particulars or information, whether oral, written or otherwise, given or made or represented by the Developer and/or its agents to the Purchaser/s and/or his agents, including those contained/given in any advertisement or brochure or publicity materials, other than such terms, conditions and provisions contained herein shall be deemed to form part of this Agreement or to have induced the Purchaser/s in any manner to enter into this Agreement. This Agreement supersedes all previous arrangement, agreement, exchange of documents including marketing materials brochures etc.

34. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO THE PURCHASER/S / SUBSEQUENT PURCHASER/S**

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 purchaser/s of the Flat, in case of a transfer, as the said obligations go along with the Flat for all intents and purposes.

35. **SEVERABILITY**

Any provision of this Agreement which is prohibited, unenforceable or is declared or found to be illegal, unenforceable or void shall, be ineffective only to the extent of such prohibition or unenforceability without invalidating the remainder of such provision or the remaining provisions of this Agreement or affecting the validity or enforceability of such provision in any other jurisdiction. If any such prohibition or unenforceability substantially affects or alters the residual terms and conditions of this Agreement, the Parties shall negotiate in good faith to amend and modify the provisions and terms of this Agreement as may be necessary or desirable in the circumstances to achieve, as closely as possible, the same terms, covenants and conditions as were there in this Agreement prior to such prohibition or unenforceability.

36. **WAIVER**

Any delay tolerated or indulgence shown by the Developer, in enforcing the terms, conditions, covenants, stipulations and/or provisions of this Agreement, or any forbearance, or giving of time, to the Purchaser/s by the

Developer, shall not be treated/construed /considered, as a waiver or acquiescence on the part of the Developer of any breach, violation, non-performance or non-compliance by the Purchaser/s of any of the terms, conditions, covenants, stipulations and/or provisions of this Agreement, nor shall the same in any manner prejudice, the rights/remedies of the Developer.

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

Wherever in this Agreement it is stipulated that the Purchaser/s has to make any payment, in common with other purchaser/s in Project, the same shall be in proportion to the Carpet Area of the Flat to the carpet area of all the apartment(s)/flat(s) in the Project.

38. **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.

39. **PLACE OF EXECUTION**

The execution of this Agreement shall be complete only upon its execution by the Purchaser/s and the Developer through its authorized signatory of the Developer at the Developer's Office and simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar of Assurances at Panvel and Khalapur, District Raigad and this Agreement shall be deemed to have been executed at Panvel.

40. **PRESENT FOR REGISTRATION**

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

41. **NOTICES**

- 41.1 Any notice, demand or other communication including but not limited to the Purchaser's default notice to be served under this Agreement may be served upon any Party by registered post with acknowledgement due or through speed post or through courier service at the address mentioned below, or through e-mail or at such other address as it may from time to time be notified in writing to the other Party.

To the Purchaser:

Name : Mr./Ms. _____
Address : _____
Notified E-mail ID : _____

To the Developer:

Name : Caroa Properties LLP
Address : Godrej One, 5th floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli (East), Mumbai 400 079
Email : godrejcitypanvel@godrejproperties.com

- 41.2 In case of more than one Purchaser/s, default notice, letters, receipts, demand notices to be served under this Agreement may be served upon to the first mentioned Purchaser/s onto the above mentioned address or any address later notified by the first mentioned Purchaser/s and the same shall be a sufficient proof of receipt of default notice, letters, receipts, demand notices and other communication by all the Purchaser/s and the same shall fully and effectively discharge the Developer of its obligation in this regard. In case of change of address of the Purchaser/s, the same shall be informed to the Developer well in advance by the Purchaser/s.

42. **SATISFIED WITH THE DEVELOPER'S TITLE**

The Purchaser/s hereby declare/s that he/she/they/it has gone through this Agreement and all the documents relating to the Phase Land/Larger Land /Tower and has expressly understood the contents, terms and conditions of the same and the Developer has entered into this Agreement with the Purchaser/s relying solely on the Purchaser/s agreeing, undertaking and covenanting to strictly observe, perform, fulfill and comply with all the terms and conditions, covenants, stipulations, obligations and provisions contained in this Agreement and on part of the Purchaser/s to be observed, performed and fulfilled and complied with and therefore, the Purchaser/s hereby jointly and severally (as the case may be) agrees, undertake/s and covenant/s to indemnify, save, defend and keep harmless at all times hereafter, the Developer and their successors and assigns from and against all costs, charges, expenses, losses, damages, claims, demands, suits, actions, proceedings, prosecutions, fines, penalties and duties which they or any of them may have to bear, incur or suffer and/or which may be levied or imposed on them or any of them, by reason or virtue of or arising out of any breach, violation, non-observance, non-performance or non-compliance of any of the terms, conditions, covenants, stipulations and/or provisions hereof by the Purchaser/s.

43. **JOINT PURCHASER/s**

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

44. **STAMP DUTY AND REGISTRATION CHARGES**

That as stated hereinabove the said Larger Land for which Location Clearance as aforementioned has been granted and the same is being developed under **“Special Township Project”** (now worded as **“Integrated Township Project”** by the amendment made in the said Act vide Maharashtra Act 43 of 2014 with effect from 22/04/015), sanctioned aforesaid as per prevailing policy guideline for development of **“Special Township Project”** and the Notification published in Government Gazette bearing No. Mudrank. 2006/U.O.R.53/C.R. 536/M-1, dated 15/01/2008, and the Notification published in Government Gazette bearing No. TPS-1816/CR-368/15/20(4)/UD-13, dated 26/12/2016, the copies of the same annexed herewith marked with **“Annexure “M”** and **“N”**, the stamp duty rate applicable for the project is 50% of the prevailing rates. Accordingly, on the basis of the above Guidelines and Government Notifications, the Agreement for Sale for one of the Flat/Shop/Office has been adjudicated from Joint District Registrar and Collector of Stamps, Raigad (Alibag), vide Adjudication Case No. ADJ/1300900/775/2021, dated 13/12/2021 and the said Joint District Registrar and Collector of Stamps, Raigad (Alibag) has allowed 50% concession in Stamp Duty As this present Agreement is on the similar lines of the agreement already adjudicated, therefore 50% Stamp Duty is paid on this Agreement by claiming 50% concession in Stamp Duty as applicable for first Agreement in the **“Integrated Township Project”**. The charges towards stamp duty and Registration (including deficit amounts and/or penalty, if any) of this Agreement shall be borne and paid by the Purchaser/s only.

45. **ARBITRATION**

In case the Parties are unable to settle their disputes within 15 (fifteen) days of intimation of dispute by either Party, the Parties shall in the first instance, if permitted under Relevant Laws, have the option to settle through arbitration in accordance to the procedure laid down under the Relevant Laws. Costs of arbitration shall be shared equally by the parties. The award of the Arbitrator shall be final and binding on the parties to the reference. The arbitration proceedings shall be conducted in English only and be held at an appropriate location in Mumbai.

46. **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 Panvel courts will have the jurisdiction for this Agreement. Further, all the terms & conditions, rights and obligations of the parties as contained hereunder shall be subject to the provisions of Real Estate (Regulation and Development) Act, 2016 (**“Act”**) and the Rules and Regulations made thereunder (**“Rules and Regulations”**) and the exercise of such rights and obligations shall be subject to the provisions of the Act and the Rules and Regulations made thereunder. Any change so prescribed by the Act shall be deemed to be automatically included in this Agreement and similarly any such provision which is inconsistent or contradictory to the Act shall not have any effect.

DRAFT

FIRST SCHEDULE

(Description of the Larger Land)

Contiguous agricultural freehold/leasehold land admeasuring approximately 43 H 57 R 55 P equivalent to approximately 108 acres, bearing below mentioned Survey Numbers situated at Village Talegaon, Taluka Khalapur and Village Khanawale, Taluka Panvel.

Part A

All that piece and parcel of land lying being and situate at Village Talegaon, Taluka Khalapur and comprised in the following Gat Nos. and admeasuring in aggregate 15H-17R-51P:

DRAFT

S. No.	Survey No.	Area(H-R-P)
1.	4/1	0-75-00
2.	4/2	0-50-00
3.	4/3	1-74-00
4.	4/4	0-23-00
5.	4/5	0-71-00
6.	4/6	0-46-00
7.	5/2A	2-04-00
8.	5/2B	2-00-00
9.	6/1	0-12-00
10.	6/5	0-58-00
11.	6/6	0-28-00
12.	7/1	1-07-00
13.	7/2	0-41-00
14.	7/3A	0-33-00
15.	7/4	0-25-00
16.	7/B1	0-06-66
17.	7/B2	0-04-16
18.	7/B3	0-04-75
19.	7/B4	0-04-69
20.	7/B5	0-03-16
21.	7/B6	0-03-33
22.	7/B7	0-03-36
23.	7/C1	0-04-83
24.	7/C2	0-03-41
25.	7/C3	0-04-59
26.	7/C4	0-04-34
27.	7/C5	0-04-88
28.	7/C6	0-03-68
29.	7/C7	0-06-40
30.	7/C8	0-04-15
31.	7/C9	0-05-78
32.	7/C10	0-05-88
33.	8/1A1	0-04-12
34.	8/1A2	0-03-85
35.	8/1A3	0-03-64

S. No.	Survey No.	Area(H-R-P)
36.	8/1A4	0-03-64
37.	8/1A5	0-03-68
38.	8/1A6	0-03-67
39.	8/3A1	0-05-75
40.	8/3A2	0-06-98
41.	8/3A3	0-08-75
42.	8/3A4	0-06-43
43.	8/3A5	0-08-70
44.	8/3A6	0-06-73
45.	8/3A7	0-05-75
46.	8/3A8	0-07-48
47.	8/3A9	0-05-53
48.	8/3A10	0-05-59
49.	8/B1	0-03-51
50.	8/B2	0-03-11
51.	8/B3	0-04-00
52.	8/B4	0-03-72
53.	8/B5	0-03-85
54.	8/B6	0-03-71
55.	8/C1	0-04-92
56.	8/C2	0-05-08
57.	8/D1	0-02-82
58.	8/D2	0-02-93
59.	8/D3	0-03-25
60.	8/D4	0-03-94
61.	8/D5	0-04-86
62.	8/D6	0-05-74
63.	8/D7	0-04-75
64.	8/D8	0-05-60
65.	9/B1	0-04-00
66.	9/B2	0-03-94
67.	9/B3	0-03-14
68.	9/B4	0-03-94
69.	9/B5	0-04-64
70.	9/B6	0-04-00

S. No.	Survey No.	Area(H-R-P)
71.	9/B7	0-04-78
72.	9/B8	0-04-76
73.	9/C1	0-04-25
74.	9/C2	0-04-57
75.	9/C3	0-05-00
76.	9/C4	0-06-05
77.	9/C5	0-04-34
78.	9/C6	0-04-11
79.	9/C7	0-04-35
80.	9/C8	0-04-35
81.	9/C9	0-04-32
82.	9/D1	0-04-42
83.	9/D2	0-04-50
84.	9/D3	0-03-64
85.	9/D4	0-03-51
86.	9/D5	0-03-57
87.	9/D6	0-04-11
88.	9/D7	0-04-35
89.	9/D8	0-04-05
90.	9/2	0-30-00
Total		15-17-51

Part-B

All that piece and parcel of land lying being and situate at Village Khanawale, Taluka Panvel and comprised in the following Gat Nos. and admeasuring in aggregate 28H-40R-04P:

S. No.	Survey Number	Area(H-R-P)	S. No.	Survey Number	Area(H-R-P)
1	30/1	1-25-50	23	69	1-50-00
2	32/2	0-85-30	24	70/1	0-34-00
3	36/1	0-90-80	25	70/2	0-35-00
4	36/2	0-64-50	26	71	0-48-80
5	37/1	0-80-00	27	72	1-50-50
6	37/2	0-39-00	28	73	1-09-00
7	38	1-76-30	29	74	1-38-81
8	39	0-67-00	30	75	0-52-43
9	40	0-61-50	31	76/1	0-52-00
10	41/1	2-26-40	32	76/2	0-43-00
11	41/2	1-20-40	33	78	0-12-80
12	42/1	0-27-60	34	78 (pt)	0-46-20
13	42/3	0-01-00	35	81/2/A	0-82-20
14	42/4	1-10-50	36	81/2/B	1-11-10
15	43	0-22-00	37	63/3	0-17-20
16	44/3	0-16-20	38	65/2	0-12-40
17	44/4	0-52-60	39	112/1(pt)	0-04-10
18	47/1	0-59-90	40	112/2 (pt)	0-25-60
19	47/2	0-60-20	41	36/2	0-64-50
20	50/12	0-22-50	42	37/1	0-80-00
21	50/13	0-43-70	43	37/2	0-39-00
22	68	1-62-00			

SECOND SCHEDULE

Description of Phase Land

Land admeasuring 30175.177 sq. mtrs. Situated at village Khanawale, Taluka Panvel, District Raigad bearing Sy. Nos. 70/1 (pt), 70/2 (pt), 76/1 (pt), 69 (pt), 78 (pt), 68 (pt), 81/2 (pt), 40 (pt) and 72 (pt).

THIRD SCHEDULE

Description of Flat

Flat No. _____ on _____ floor in _____ Wing “____” admeasuring _____ square meters of Carpet Area and Exclusive Areas of the Flat admeasuring _____ square meters aggregating to _____ square meters (“**Total Area**”) along with _____ covered parking space(s) in the Tower(s)/Wing(s) (“**Parking Space(s)**”).

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

SIGNED AND DELIVERED by the)

withinnamed "Owners")

1. MR. RAVI KHUBCHANDANI)

2. MR. URAAZ BAHL)

3. MR. AVTEJINDER MANN)

4. MR. RIAZ BATLIVALA)

5. MR. ZAHAN DHANRAJGIR)

(now known as **ZAHAN**)

DHANRAJGIR))

6. MR. AMARJIT SINGH)

7. SWAROOP AGENCIES)

PRIVATE LIMITED)

through their duly constituted)

attorney **Caroa Properties LLP**)

through its Authorized Signatory)

Mr. Norbert Mendes

in the presence of _____

SIGNED AND DELIVERED by the)

withinnamed Developer, **Caroa**)

Properties LLP through its authorized)

signatory **Mr. Norbert Mendes**)

in the presence of _____)

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RECEIPT

Received from within named Purchaser/s, a sum of **Rs.** _____/-
(_____) being part payment of the Consideration payable in terms of this Agreement plus taxes vide Cheque/RTGS/Telegraphic Transfer directly into the bank account of the Developer being Account No. **916020037464187** with **Axis Bank Ltd. Nariman Point Branch.**

We say received.

For **Caroa Properties LLP**

Authorized Signatory