

AGREEMENT OF SALE WITHOUT POSSESSION

This Agreement for Sale ("Agreement") executed on this ___ day of _____, 2024, at Belagavi

BETWEEN

VIVA INFRA VENTURE

Through its Prop. Prashant S Patil

Having its office at

693, Sambhaji nagar, Yellur Road, Belagavi

Aadhar No.

Hereinafter referred to as “**OWNER/Promoter**” [which expression shall mean indicate and include their successors / assignees / administrators etc] as party of the FIRST PART.

AND

1. _____

PAN No. _____

Aadhar No. _____

Age: about ____ yrs., Occ.: _____

R/o.: _____

hereinafter called the “**Purchaser**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, successors-in-interest and permitted assignees).

The Owner, Promoter and Purchaser shall hereinafter collectively be referred to as the “Parties” and individually as a “Party”.

DEFINITIONS:

For the Purpose of this Agreement of Sale, unless the context otherwise requires;

- a. Act** means the Real Estate (Regulations and Development) Act, 2016 (16 of 2016)
- b. Appropriate Government** means the Government of Karnataka
- c. Rules** means the Karnataka Real Estate (Regulations and Development) Rules, 2017 made under the Real Estate (Regulations and Development) Act, 2016
- d. Regulations** means the Regulations made under the Real Estate (Regulations and Development) Act, 2016
- e. Section** means a Section of the Act
- f. GST** means and includes any tax imposed on the supply of the goods or service or both under GST law
- g. GST Law** shall mean and include the Integrated Goods and Service Tax Act, GST (Compensation to the State for Loss of Revenue) Act, Central Goods and Services Tax Act and State Goods and Services Tax Act /UTGST and all related ancillary legislations, rules, notifications, circulars, statutory orders etc.
- h. Cess** shall means and includes any applicable cess existing or future on the supply of goods and services or both under the GST law.
- i. Relevant Law** means and includes any applicable Central, State, Local law(s), status(s), ordinance(s), rule(s), regulation(s), notification(s), order(s), bye-law, etc., including amendments/modifications thereto, an Government notifications, circulars, office orders, directives etc., or any Government notifications, circulars, office orders, directives, directions, judgments, decree or order of judicial or quais judicial authority, etc., whether in effect on the date of this Agreement including Real Estate Regulatory laws.

- (a) In this Agreement, any reference to any statute or statutory provision shall include all the current statutes either state or central, their amendment, modification, re-enactment or consolidation
- (b) any reference to 'the singular shall include the plural and vice-versa;
- (c) any references to the masculine, the feminine and the neutral gender shall also include the other;
- (d) the recital, annexure and schedules annexed herein forms part of this Agreement and shall have the same force and effect as if expressly set out in the body of this Agreement, and any reference to this Agreement shall include any recitals, annexure and schedules to it.

(e) Harmonious Interpretation and Ambiguities within the Agreement

In case of ambiguities or discrepancies within the Agreement, the following shall apply

- (i) Between two Articles of this Agreement, the provisions of the specific Article relevant to the issue under consideration shall prevail over general provisions in the, other Articles
- (ii) Between the provisions of this Agreement and the Appendices, the Agreement shall prevail, save and except as expressly provided in the Agreement or the Appendices.
- (iii) Between any value written in numerical or percentage and in words, the words shall prevail.

(f) reference to this Agreement or any other deed, agreement or other instrument or document shall be construed as a reference to this Agreement or such deed, other agreement, or other instrument or document as the same may from time to time be amended, varied supplemented or novated;

(g) Each of the representations and warranties provided in this Agreement are independent of other unless the contrary is expressly stated,

(h) No Section in this Agreement limits the extent or application of another Section;

(i) Headings to clauses, parts and paragraphs of this Agreement, Annexure and Schedules are for convenience only and do not affect the interpretation of this Agreement;

(j) the words "include", "including" and "in particular" shall be construed as being by way of illustration or emphasis only and shall not be construed as; nor shall they take effect as, limiting the generality of any preceding words;

(k) This Agreement is a joint draft of the Parties and any rule of statutory interpretation interpreting agreements against a party primarily responsible for drafting the agreement shall not be applicable to this Agreement.

WHEREAS the "OWNER" is in possession and enjoyment of Plot No. 9-P1, out of R S No. 142 corresponding to CTS No. 1353/2, measuring 928.30 sq. mts., as per CTS record situated at Nanawadi, Belagavi, within the limits of the Corporation of the City of Belagavi.

(Derivation of Title)

A. Since the area of the said property is less than 500 Sq. Mtr. But the total numbers of units intended to be constructed are more than eight, hence the provisions of RERA, are applicable, hence the Promoter has submitted his project registration application to concern authority and said project is registered under by the said authority bearing No. PRM/ KA/ RERA/ 1249/ 447/ PR/ _____.

B. The Said Land is earmarked for the purpose of building of purpose project and the said project shall be known as VIVA ASPIRE ("Project");

C. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Said Land on which Project is to be constructed have been completed;

D. The Purchaser had applied for a commercial unit in the Project on _____ and has been allotted commercial unit no. _____ having carpet area of _____ square meters (---- Sq. Fts. Saleable area), on _____ floor in _____ ("Building") as permissible under the applicable law and of pro rata share in the common areas ("Common Areas") as defined under clause (n) of Section 2 of the Act (hereinafter referred to as the "Commercial Unit" more particularly described in Schedule B and the floor plan of the Unit is annexed hereto and marked as Schedule C);

For the purpose of this Agreement

i. **Carpet Area** : means the net usable floor area of an Apartment, excluding the area covered by the external walls, area under service shafts, exclusive balcony appurtenant to the said Apartment for the exclusive use of the Purchaser/s or veranda area and exclusive open terrace area appurtenant to the said Apartment for the exclusive use of the Purchaser/s but includes the area covered by internal partition walls of the Apartment and ;

ii. **Exclusive area** : exclusive balcony appurtenant to the said Apartment for the exclusive use of the Purchaser/s or veranda area and exclusive open terrace area appurtenant to the said Apartment for the exclusive use of the Purchaser/s and other areas appurtenant to the said Apartment for the exclusive use of the Purchaser/s;

iii. Carpet area and Exclusive area are together referred to as **Total Area**

F. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;

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

H. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Purchaser hereby agrees to purchase the Apartment No. _____ having carpet area of _____ square meters respectively (i.e. _____ sq. Fts. Super built up area respectively), on _____ floor, as specified in Schedule B;

NOW THEREFORE, in consideration of the mutual representations, covenants, assurances, promises and agreements contained herein and other good and valuable consideration, the Parties agree as follows:

1.1 Subject to the terms and conditions as detailed in this Agreement, the Promoter agrees to sell to the Allottee and the Allottee hereby agrees to purchase, the [Apartment] as specified in para G.

1.1 The Total Price for the [Plot] based on the carpet area is Rs. _____/- (Rupees_____only ("Total Price"))

Apartment No _ Type _____ Floor _____	Rate of Apartment per sq.ft.____
Total Price (In Rupees)	

Covered parking - 1	Price for 1
Covered parking - 1	Price for 2
Total Price (In Rupees)	

Explanation:

- (i) The Total Price above includes the booking amount paid by the allottee to the Promoter towards the [Apartment];
- (ii) The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter by way of Goods and Service Tax (GST), or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoter, by whatever name called) and the same shall be payable by the Allottee on or before handing over the possession of the apartment/plot to the allottee and the project to the association of the Allottees or the competent authority, as the case may be, after obtaining the completion certificate / occupancy certificate; Provided that in case there is any change / modification in the taxes, the subsequent amount payable by the allottee to the promoter shall be increased/reduced based on such change / modification: Provided further that if any increase in the taxes after the expiry of the schedule dated of completion of the project as per registration with the authority which shall include the extension of registration, if any, granted to the said project by the Authority as per the Act, the same shall not be charged from the allottee;
- (iii) The Promoter shall periodically intimate in writing to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment demanded by the Promoter within the time and in the manners specified therein. In addition, the Promoter shall provide to the Allottee the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which

such taxes/levies etc. have been imposed or become effective;

- (iv) The Total Price of [Apartment] includes recovery of price of land, construction of [not only the Apartment but also] the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the apartment, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment in the common areas, maintenance charges as per para 11 9 etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the [Apartment] and the Project.

1.3 The Total Price is escalation-free, save and except increases which the Allottee hereby agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/charges imposed by the competent authorities, the Promoter shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments. Provided that if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority, as per the Act, the same shall not be charged from the allottee.

1.4 The Allottee(s) shall make the payment as per the payment plan set out in Schedule C ("Payment Plan").

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

1.6 It is agreed that the Promoter shall not make any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described herein at Schedule 'D' and Schedule 'E' (which shall be in conformity with the advertisement,

prospectus etc., on the basis of which sale is effected) in respect of the apartment, plot or building, as the case may be, without the previous written consent of the Allottee as per the provisions of the Act. Provided that the Promoter may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act.

1.7 The Promoter shall confirm to the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate* is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area then the Promoter shall refund the excess money paid by Allottee within sixty days with annual interest at the rate prescribed in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area, which is not more than three percent of the carpet area of the apartment, allotted to Allottee, the Promoter may demand that from the Allottee as per the next milestone of the Payment Plan as provided in Schedule-C. All these monetary adjustments shall be made at the same rate per square feet as agreed in para 1.2 of this Agreement

1.8 Subject to para 9.3 the Promoter agrees and acknowledges, the Allottee shall have the right to the [Apartment] as mentioned below:

- (i) The Allottee shall have exclusive ownership of the [Apartment];
- (ii) The Allottee shall also have undivided proportionate share in the Common Areas. Since the share / interest of Allottee in the Common Areas is undivided and cannot be divided or separated, the Allottee shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. It is clarified that the promoter shall hand over the common areas to the association of allottees after duly obtaining the completion certificate from the competent authority as provided in the Act;
- (iii) That the computation of the price of the [Apartment] includes recovery of price of land, construction of [not only the Apartment but also] the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the apartment, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment in

the common areas, maintenance charges as per para 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the [Apartment] and the Project;

- (iv) The Allottee has the right to visit the project site to assess the extent of development of the project and his apartment, as the case may be.

It is made clear by the Promoter and the Allottee agrees that the [Apartment] along with covered parking shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is an independent, self-contained Project covering the said Land and is not a part of any other project or zone and shall not form a part of and/or/linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Allottee. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Allottees of the Project.

1.9 The Promoter agrees to pay all outgoings before transferring the physical possession of the apartment to the Allottees, which it has collected from the Allottees, for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or 11 other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the project). If the Promoter fails to pay all or any of the outgoings collected by it from the Allottees or any liability, mortgage loan and interest thereon before transferring the apartment to the Allottees, the Promoter agrees to be liable, even after the transfer of the property, to pay such outgoings and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefor by such authority or person.

1.10 The Allottee has paid a sum of Rs. _____ (Rupees _____ only) as booking amount being part payment towards the Total Price of the [Apartment] at the time of application the receipt of which the Promoter hereby acknowledges

and the Allottee hereby agrees to pay the remaining price of the [Apartment] as prescribed in the Payment Plan [Schedule C] as maybe demanded by the Promoter within the time and in the manner specified therein: Provided that if the allottee delays in payment towards any amount for which is payable; he shall be liable to pay interest at the rate specified in the Rules

Subject to the terms of the Agreement and the Promoter abiding by the construction milestones, the Allottee shall make all payments, on written demand by the Promoter, within the stipulated time as mentioned in the Payment Plan [Schedule C] through A/c Payee cheque/demand draft/bankers cheque or online payment (as applicable) in favour of **VIVA INFRA VENTURES RERA DESIGNATED ACCOUNT FOR VIVA ASPIRE in RBL Bank bearing account No. 401110004527, IFSC Code RATN0000024, payable at Club Road Branch, Belgaum**

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES:

3.1 The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and the Rules and Regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or the statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she may be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

3.2 The Promoter accepts no responsibility in regard to matters specified in para 3.1 above. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS:

The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding of the allottee against the [Apartment], if any, in his/her name and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

The Promoter shall abide by the time schedule for completing the project as disclosed at the time of registration of the project with the Authority and towards handing over the [Apartment] to the Allottee and the common areas to the association of the allottees or the competent authority, as the case may be.

6. CONSTRUCTION OF THE PROJECT/APARTMENT:

The Allottee has seen the proposed layout plan, specifications, amenities and facilities of [Apartment] and accepted the floor plan, payment plan and the specifications, amenities and facilities [annexed along with this Agreement] which has been approved by the competent authority, as represented by the Promoter. The Promoter shall develop the Project in accordance with the said layout plans, floor plans and specifications, amenities and facilities. Subject to the terms in this Agreement, the Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the [Please insert the relevant State laws] and shall not have an option to make any variation /alteration /modification in such plans, other than in the manner provided under the Act, and breach of this term by the Promoter shall constitute a material breach of the Agreement. 13

7. POSSESSION OF THE APARTMENT

7.1 Schedule for possession of the said [Apartment]- The Promoter agrees and understands that timely delivery of possession of the [Apartment] to the allottee and the common areas to the association of allottees or the competent authority, as the case may be, is the essence of the Agreement. The Promoter assures to hand over possession of the [Apartment] along with ready and complete common areas with all specifications, amenities and facilities of the project in place on 30/06/2028, unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project ("Force Majeure"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the [Apartment], provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allotment within 60 days from that date. The Promoter shall intimate the allottee about such termination at least thirty days prior to such termination. After refund of the money paid by the Allottee, the Allottee agrees that he/she shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

7.2 Procedure for taking possession - The Promoter, upon obtaining the occupancy certificate* from the competent authority shall offer in writing the possession of the [Apartment], to the Allottee in terms of this

Agreement to be taken within two months from the date of issue of occupancy certificate. [Provided that, in the absence of local law, the conveyance deed in favour of the allottee shall be carried out by the Promoter within 3 months from the date of issue of occupancy certificate]. The Promoter agrees and undertakes to indemnify the allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the promoter. The Allottee, after taking the possession, agree(s) to pay the maintenance charges as determined by the Promoter/association of allottees, as the case may be after the issuance of the completion certificate for the project. The promoter shall hand over the occupancy certificate of the apartment/plot, as the case may be, to the allottee at the time of conveyance of the same time.

7.3 Failure of Allottee to take Possession of [Apartment] - Upon receiving a written intimation from the Promoter as per para 7.2, the Allottee shall take possession of the [Apartment/Plot] from the Promoter by executing 14 necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the [Apartment] to the allottee. In case the Allottee fails to take possession within the time provided in para 7.2, such Allottee shall continue to be liable to pay maintenance charges as specified in para 7.2.

7.4 Possession by the Allottee - After obtaining the occupancy certificate* and handing over physical possession of the [Apartment] to the Allottees, it shall be the responsibility of the Promoter to hand over the necessary documents and plans, including common areas, to the association of Allottees or the competent authority, as the case may be, as per the local laws. [Provided that, in the absence of any local law, the promoter shall handover the necessary documents and plans, including common areas, to the association of allottees or the competent authority, as the case may be, within thirty days after obtaining the completion certificate].

7.5 Cancellation by Allottee - The Allottee shall have the right to cancel/withdraw his allotment in the Project as provided in the Act:

Provided that where the allottee proposes to cancel/withdraw from the project without any fault of the promoter, the promoter herein is entitled to forfeit the booking amount paid for the allotment. The balance amount of money paid by the allottee shall be returned by the promoter to the allottee within 60 days of such cancellation.

7.6 Compensation - The Promoter shall compensate the Allottee in case of any loss caused to him due to defective title of the land, on which the project is being developed or has been developed, in the manner as provided under the Act and the claim for interest and compensation under this provision shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a Force Majeure event, if the promoter fails to complete or is unable to give possession of the [Apartment]

(i) in accordance with the terms of this Agreement, duly completed by 14 the date specified in para 7.1; or (ii) due to discontinuance of his

business as a developer on account of suspension or revocation of the registration under the Act; or for any other reason; the Promoter shall be liable, on demand to the allottees, in case the Allottee wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the [Apartment/Plot], with interest at the rate prescribed in the Rules including compensation in the manner as provided under the Act within Sixty days of it becoming due. Provided that where if the Allottee does not intend to withdraw from the Project, the Promoter shall pay the Allottee interest at the rate prescribed in the Rules for every month of delay, till the handing over of the possession of the [Apartment/Plot], which shall be paid by the promoter to the allottee within Sixty (60) days of it becoming due.

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

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

(i) The [Owner] has absolute, clear and marketable title with respect to the said Land; and the (Promoter) has the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said Land for the Project;

(ii) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;

(iii) There are no encumbrances upon the said Land or the Project; [in case there are any encumbrances on the land provide details of such encumbrances including any rights, title, interest and name of party in or over such land]

(iv) There are no litigations pending before any Court of law or Authority with respect to the said Land, Project or the [Apartment/Plot];

(v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and [Apartment/Plot] are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Land, Building and [Apartment] and common areas;

(vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;

(vii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land, including the Project and the said [Apartment]

which will, in any manner, affect the rights of Allottee under this Agreement;

(viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said [Apartment] to the Allottee in the manner contemplated in this Agreement;

(ix) At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the [Apartment] to the Allottee and the common areas to the Association of the allottees or the competent authority, as the case may be;

(x) The Schedule Property is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Schedule Property; 16

(xi) The Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the completion certificate has been issued and possession of apartment, plot or buildings, as the case may be, along with common areas (equipped with all the specifications, amenities and facilities) has been handed over to the allottee and the association of allottees or the competent authority, as the case may be;

(xii) 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 by or served upon the Promoter in respect of the said Land and/or the Project.

9. EVENTS OF DEFAULTS AND CONSEQUENCES:

9.1 Subject to the Force Majeure clause, the Promoter shall be considered under a condition of Default, in the following events:

- (i) Promoter fails to provide ready to move in possession of the [Apartment] to the Allottee within the time period specified in para 7.1 or fails to complete the project within the stipulated time disclosed at the time of registration of the project with the Authority. For the purpose of this para, 'ready to move in

possession' shall mean that the apartment shall be in a habitable condition which is complete in all respect including the provision of all specifications, amenities and facilities, as agreed to between the parties, and for which occupation certificate and completion certificate, as the case may be, has been issued by the competent authority;

- (ii) Discontinuance of the Promoter's business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made thereunder.

9.2 In case of Default by Promoter under the conditions listed above, Allottee is entitled to the following:

- (i) Stop making further payments to Promoter as demanded by the Promoter. If the Allottee stops making payments, the Promoter shall correct the situation by completing the construction milestones and only thereafter the Allottee be required to make the next payment without any interest; or
- (ii) The Allottee shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the apartment, along with interest at the rate prescribed in the Rules within sixty days of receiving the termination notice: 17 Provided that where an Allottee does not intend to withdraw from the project or terminate the Agreement, he shall be paid, by the promoter, interest at the rate prescribed in the Rules, for every month of delay till the handing over of the possession of the [Apartment], which shall be paid by the promoter to the allottee within Sixty days of it becoming due.

9.3 The Allottee shall be considered under a condition of Default, on the occurrence of the following events:

- (i) In case the Allottee fails to make payments for consecutive demands made by the Promoter as per the Payment Plan annexed hereto, despite having been issued notice in that regard the allottee shall be liable to pay interest to the promoter on the unpaid amount at the rate

prescribed in the Rules;

- (ii) In case of Default by Allottee under the condition listed above continues for a period beyond consecutive months after notice from the Promoter in this regard, the Promoter may cancel the allotment of the [Apartment/Plot], in favour of the Allottee and refund the money paid to him by the allottee by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated. Provided that the promoter shall intimate the allottee about such termination at least thirty days prior to such termination.

10. CONVEYANCE OF THE SAID APARTMENT:

The Promoter, on receipt of Total Price of the [Apartment] as per 1.2 under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the [Apartment] together with proportionate indivisible share in the Common Areas within 3 months from the date of Completion of project, to the allottee. [Provided that, in the absence of local law, the conveyance deed in favour of the allottee shall be carried out by the promoter within 3 months from the date of completion of the project and intimation of the same to the Allottee as the unit is fit for occupancy.

However, in case the Allottee fails to deposit the stamp duty and / or registration charges within the period mentioned in the notice, the allottee authorized the promoter to withhold registration of the conveyance deed in his/her favour till payment of stamp duty and registration charges to the promoter is made by the allottee.

11. MAINTENANCE OF THE SAID BUILDING / APARTMENT / PROJECT:

The Promoter shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance of the project by the association of the allottees upon the issuance of the completion certificate of the project. The cost of such maintenance has been included in the Total Price of the [Apartment].

12. DEFECT LIABILITY:

It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Promoter as per the agreement for sale relating to such development is brought to the notice of the Promoter within a period of 5 (five) years by the Allottee from the date of handing over possession, it shall be the duty of the Promoter to rectify such defects without further charge, within 30 (thirty) days, and in the event of Promoter's failure to

rectify such defects within such time, the aggrieved Allottees shall be entitled to receive appropriate compensation in the manner as provided under the Act.

13. RIGHT TO ENTER THE APARTMENT FOR REPAIRS:

The Promoter /maintenance agency /association of allottees shall have rights of unrestricted access of all Common Areas, garages/covered parking and parking spaces for providing necessary maintenance services and the Allottee agrees to permit the association of Allottees and/or maintenance agency to enter into the [Apartment/Plot] or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

14. USAGE:

Use of Basement and Service Areas: The basement(s) and service areas, if any, as located within the VIVA Aspire shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, fire fighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee shall not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the association of Allottees formed by the Allottees for rendering maintenance services.

15. GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT:

15.1 Subject to Para 12 above, the Allottee shall, after taking possession, be solely responsible to maintain the [Apartment] at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the [Apartment] or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the [Apartment] and keep the [Apartment] , its 19 walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized.

15.2 The Allottee further undertakes, assures and guarantees that he/she would not put any sign-board / name-plate, neon light, publicity material or advertisement material etc. on the face / facade of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottees shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Allottee shall not store any hazardous or combustible goods in the [Apartment] or place any heavy material in the common passages or staircase of the Building. The Allottee shall also not remove any wall, including the outer and load bearing wall of the [Apartment].

15.3 The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of Allottees and/or maintenance agency appointed by association of Allottees. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

16. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:

The parties are entering into this Agreement for the allotment of a [Apartment] with the full knowledge of all laws, rules, regulations, notifications applicable to the Project.

17. ADDITIONAL CONSTRUCTIONS:

The Promoter undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Project after the building plan, layout plan, sanction plan and specifications, amenities and facilities has been approved by the competent authority(ies) and disclosed, except for as provided in the Act.

18. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:

After the Promoter executes this Agreement he shall not mortgage or create a charge on the [Apartment/Plot/Building] and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such [Apartment/Plot/Building]. 20

and THE KARNATAKA OWNERSHIP FLATS (REGULATION OF THE PROMOTION OF THE CONSTRUCTION, SALE, MANAGEMENT AND TRANSFER) ACT, 1972:

The Promoter has assured the Allottees that the project in its entirety is in accordance with the provisions of the Karnataka Apartment of Ownership Act, 1972(Karnataka Act 17 of 1973) and the Karnataka Ownership Flats (Regulation of the Promotion of the Construction, Sale, Management and Transfer) Act, 1971. The Promoter showing compliance of various laws/regulations as applicable in the State of Karnataka and its revision thereafter from time to time.

20. BINDING EFFECT:

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub- Registrar of Belguam (specify the address of the SubRegistrar) as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 30 (thirty) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

21. ENTIRE AGREEMENT:

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

22. RIGHT TO AMEND:

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

23. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE OR SUBSEQUENT ALLOTTEES:

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

24. WAIVER NOT A LIMITATION TO ENFORCE:

24.1 The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottee in not making payments as per the Payment Plan [Annexure C] including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottees.

24.2 Failure on the part of the Promoter to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

25. SEVERABILITY:

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

26. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVERREFERRED TO IN THE AGREEMENT:

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in

Project, the same shall be the proportion which the carpet area of the [Apartment] bears to the total carpet area of all the [Apartments] in the Project.

27. 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.

28. PLACE OF EXECUTION:

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

29. NOTICES:

That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post at their respective addresses specified below:

_____ Name of Allottee

_____ (Allottee Address)

_____ (Promoter Address)

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

30. JOINT ALLOTTEES:

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

31. SAVINGS:

Any application letter, allotment letter, agreement, or any other document signed by the allottee, in respect of the apartment, plot or building, as the case may be, prior to the execution and registration of this Agreement for Sale for such apartment, plot or building, as the case may be, shall not be construed to limit the rights and interest of the allottee under the Agreement of Sale or under the Act or the rules or the regulations made thereunder.

32. 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 Act and the Rules and Regulations made there under including other applicable laws of India for the time being in force.

33. DISPUTE RESOLUTION.-

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the parties concerned may seek resolution of such issues as per the provisions of the Act, Rules and Regulations framed by the Karnataka Real Estate Regulatory Authority.

DESCRIPTION OF SAID LAND

SCHEDULE-A

All that piece and parcel of NA open plot bearing Plot No. 9-P1, out of R S No. 142 corresponding to CTS No. 1353/2, measuring 928.30 sq. mts., as per CTS record situated at Nanawadi, Belagavi and limits of City Corporation of Belagavi and which land is bounded as follows:-

On or Towards East	: By CTS No. 1354;
On or Towards West	: By CTS No. 1353/1;
On or Towards North	: By 15 feet Road;

On or Towards South : By 30 feet Road.

SCHEDULE-B

ALL THE PIECE AND PARCEL of commercial/residential unit bearing No. _____, measuring _____ square meters (carpet), (____ sq. fts. Saleable Area) located on _____ Floor, from the building _____ being under construction on the property more particularly described in the Schedule A hereinabove and which is bounded as under:

On or towards East : By _____.
On or towards West : By _____.
On or towards North : By _____.
On or towards South : By _____.

SCHEDULE - C
Schedule of the Payment

Sr. No.	Schedule	Amount in Rs.
a.	At the time of Booking 5%	
b.	On execution of the Agreement 12%	
c.	On completion of 1 st slab 12%	
d.	On completion of 2 nd slab 10%	
e.	On completion of 3 rd Slab 10%	
f.	On completion of 4 th Slab 10%	
g.	On completion of 5 th Slab 10%	
h.	On completion of 6 th Slab 10%	
i.	At the time of brick work commencement 7.50%	
j.	At the time of tile work commencement 7.50%	
k.	At the time of possession 6%	
Total in Rs.		

SCHEDULE -D

SPECIFICATIONS OF BUILDING VIVA ASPIRE GENERAL IS ATTACHED AS

SL.NO	DESCRIPTIONS	SPECIFICATIONS	REMARKS
A	<u>BUILDING / GENERAL</u>	-	-
1	Rain water Lines	PVC Pipes	Finolex Make or Equavalent
2	External wiring and Cables	16 Core	Havells / Anchor / Finolex / Goldmedal Or Equavalent
3	External Light points	4 Lights on One side of wall	
4	External car washing Points	4 Points for washing	
5	Septic Tank	AS per standards	
6	UGS Tank	30000 Litres Capacity	In RCC
7	OHW tank (Domestic)	20000 litres Capacity	Any standard Quality
8	External Plumbing	PVC/ APVC/ CPVC	waterlines and Drainage lines
9	Chambers	as required	with kaddapa tiles covers
10	Driveway finish	concreting	
11	Parking area	concreting	
12	Common area / Lobby	Finished with Granite and Vitrified	Sadarahalli Granite or equivalent
13	Main Staircase	Finished with Granite	Sadarahalli Granite or equivalent
14	Lift wall	Finished with RCC and Red Bricks	As per structure design
15	Terrace/ Balcony waterproofing	Standard Waterproofing	
16	Toilets waterproofing	Standard Waterproofing	
17	Partition Walls	9" Thick External and 4" Thick Internal	Internal/External- Khanapur Red Brick Masonry
18	All Tanks waterproofing	Standard Waterproofing	
19	External Plastering	12mm+8mm Thick Cement Mortar Plastering	
20	Internal Ceiling Plastering	Cement Mortar Plaster	
21	Internal walls Plastering	Cement Mortar Plaster	
22	Internal Painting	3 coats of wall care, 1 Coat of primer and two coats of Washable Emulsion Paint	ASIAN make
23	CP- Fittings	Jaguar or equivalent make CP fittings	
24	Sanitary Wares	Varmora or Equavalent	White
24	Solar Water Heater	As required	
25	Main Door	Teakwood Frame with Teakwood shutter	With Brass Fittings and central Lock

26	Bed Room & Balcony Doors	Teakwood frames with moulded flush doors	With cylindrical lock fittings
27	Toilet doors	Granite Frame with PVC/FRP moulded doors	with appropriate fittings
28	Windows	UPVC windows with safety Grills	With Mosquito mesh
29	Balcony French door windows	Powder coated safety french windows	
30	External Paint	Apex quality Paint (2 coat damn proof primer + 2 Coats of Apex)	ASIAN MAKE
A	<u>UNITS</u>	-	-
1	Living / Dining		
	Flooring	2 Feet x 4 feet Vitrified flooring with 3" high Vitrified skirting	Premium Quality
	Electrical	TV Point-1	Points Only
		Fibre Point-1	Points Only
		Wall Light Points- 4	Points Only
		Ceiling Light Points-2	Points Only
		Fan Point-1	Points Only
		Plug Points 5 Amp- 4	Points Only
		Plug Points 15 Amp-1	Points Only
2	Kitchen		
	Flooring	2 Feet x 4 feet Vitrified flooring with 3" high Vitrified skirting	Premium Quality
	Electrical	wall Light Point--1	Points Only
		ceiling Light Point-1	Points Only
		Plug Points 5 Amp-2	Points Only
		Plug Points 15 Amp-2	Points Only
		Fan Point-1	Points Only
		Chiimney Point-1	Points Only
	Kitchen Counter	Granite Platform 2 feet wide rested on Kadappa Tile.	
	Kitchen wall dado	4 feet wall cladding above platform only	Ceramic Tiles of size 12" x 18"
	Kitchen Sink	Stainless steel Sink	
		Cold water point-1	
3	Kitchen Utility		
	Flooring	Ceramic Flooring	12" x 12" Sized ceramic tiles
	Wall Dado	Ceramic tile dado upto 2.5 feet high	8" x 12" Sized ceramic tiles
	Electrical	Ceiling Light point-1	Points Only

		Wall Light Point-1	Points Only
		Plug Point 15 Amp-1	Points Only
		Plug Point 5 Amp-1	Points Only
	Plumbing Points	Cold water Point for Washing machine-1	Points Only
4	Pooja		
	Flooring	2 Feet x 4 feet Vitrified flooring with 3" high Vitrified skirting	
	Electrical	Wall Light Point-2	Points Only
		Ceiling Light -1	Points Only
		Plug Point 5 amp-1	Points Only
5	Master Bed Room		
	Flooring	2 Feet x 4 Feet Vitrified flooring with 3" high Vitrified skirting	
	Electrical	TV Point-1	Points Only
		Wall Light Points- 3	Points Only
		Fan Point-1	Points Only
		Plug Points 5 Amp- 4	Points Only
6	Other Bed rooms		
	Flooring	2 Feet x 4 feet Vitrified flooring with 3" high Vitrified skirting	
	Electrical	Wall Light Points- 3;	Points Only
		Fan Point-1;	Points Only
		Plug Points 5 Amp- 4;	Points Only *Additional A/c point at extra cost
7	Toilets		
	Flooring	Ceramic Flooring	12" x 12" Sized ceramic tiles
	Wall Dado	Ceramic tile dado upto 7 feet high	12" x 18" Sized ceramic tiles
	Electrical	Mirror Light point-1	Points Only
		Wall Light Point-1	Points Only
		Plug Point 15 Amp-1	Points Only
		Plug Point 5 Amp-1	Points Only
		Geyser electrical Point-1	
	Plumbing Points	Single lever Divertor with spout and shower arm	Hot and cold from Jagaur std. Make
		Healt Faucet-1 No	
		European Commode (wall mounted)-1	

		Wash basin	with cold water basin cock.
		Geyser water Piping	Points Only
8	Balconies		
	Flooring	1 Feet x 1 Feet Vitrified flooring with 3" high Ceramic Skirting	
	Electrical	Wall Light Points- 1	Points Only
	Balcony Railing	Glass Railing	
9	Reinforcement steel	Fe 500 Above	JSW / Magna or Equivalent Brand

Stage wise time schedule of completion of the project

Sr. No	Stage	Date of completion
1.	Excavation	30/06/2024
2.	Basement (if any)	31/10/2024
3.	Podium (if any)	NA
4.	Plinth	31/10/2024
5.	Stilt	NA
6.	Slabs of super structure	31/03/2027
7.	Internal walls, internal plaster, completion of floorings, doors and windows	31/03/2028
8.	Sanitary electrical and water supply fittings within the said units	31/03/2028
9.	Staircase, lift, wells and lobbies at each floor overhead and underground water tanks	30/06/2028
10.	External plumbing, external plaster, elevation, completion of terrace with weather proofing	31/03/2028
11.	Installation of lifts, water pumps, fire fittings and equipments, electrical, fittings, mechanical equipments, finishing to entrance lobby, plinth protection, paving of areas appurtenants to buildings/ wing, compound wall and all other requirement as per specification in agreement of sale, any other activities	30/06/2028
12.	Internal road, footpath, lighting	NA
13.	Water supply	30/06/2028
14.	Sewage (chamber line, septic tank, STP)	30/06/2028
15.	Storm water drains	NA
16.	Treatment and disposal of sewage and sullage water	NA
17.26	Solid waste management and disposal	NA

18.	Water conservation/ rain water harvesting	NA
19.	Electrical meter room, sub station, receiving station	30/06/2028
20.	Others	NA

The Design, dimensions and specifications are subject to change.

The term, common area and facilities hereto means and include the land, on which the proposed building is to be constructed, the foundation, columns, stair room, the terrace, the bore well, the underground tank, septic tank, pump sets, the overhead tanks, the main water supply lines, the main drainage lines, electrical installation supplying electrical to common areas as above mentioned etc... and all such items which will be common use, to all the **"PURCHASERS"** in the building. Every **"PURCHASERS"** in the said building shall have joint undivided ownership right in the common areas and facilities in proportion to the undivided share in the land described above.

NOTES

STAMP DUTY AND REGISTRATION CHARGES SHALL BE EXTRA AT ACTUALS TO BE PAID BY The Purchaser

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

SIGNED AND DELIVERED BY THE WITHIN NAMED

Purchaser: (including joint buyers)

SIGNED AND DELIVERED BY THE WITHIN NAMED

Promoter:

Through its Partner

WITNESSES:

1. Signature _____

2. Signature _____

Name :

Name

Address :

Address