

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE IS MADE AND EXECUTED AT
PUNE ON THIS ____ DAY OF _____ IN THE YEAR TWO
THOUSAND AND _____,

B E T W E E N

M/S. STONE SHELTERS LLP, a Partnership Firm registered
under the provisions of the Indian partnership Act 1932, and
having its registered office at C – 402, Fortune Wisteriaa,
Bhumkar Vasti Road, Wakad, Pune 411 057

Represented through its Partner/s-

- 1) **MR. NEHA M. NADIYANA**,
Age: 35 Years, Occupation : Business,
R/at: ;
PAN NO.: ACUFS 9346P

And/or

- 2) **Mr.** ,
Age: Years, Occupation : Business,
R/at: ;

Hereinafter called and referred to as **"THE
PROMOTER/BUILDER"** (which expression unless repugnant to
the context or meaning thereof shall be deemed to mean and
include the said Partnership firm, its partners for the time being
and from time to time, their respective heirs, legal representatives,
executors, administrators, successors and assigns) **...OF THE ONE
PART.**

AND

1. **Mr.**
Age: ... years; **Occupation :**
PAN No:

2. **Mr.**
Age: ... years; **Occupation :**
PAN No:
Address:

Hereinafter called and referred to as “**THE PURCHASER/ALLOTTEE/S**”, (which expression unless repugnant to the context or meaning thereof, shall be deemed to mean and include the Purchaser/s alone and not nominee / assignees but in case of death of the Purchaser, the said expression shall be deemed to mean and include his/her/their heirs, executors, administrators and permitted assigns) **...OF THE SECOND PART.**

AND

1. **Shri. Hari Shankar Sakhare**
Age: 76 years; **Occupation :** Agriculturist
2. **Sou. Leela Hari Sakhare**
Age: 72 years; **Occupation :** Housewife/ Agriculturist
3. **Shri. Ramesh Hari Sakhare**
For himself and being legal Guardian of Surendra & Shradhha
Age: 50 years; **Occupation :** Agriculturist
4. **Sou. Surekha Ramesh Sakhare**
Age: 46 years; **Occupation :** Housewife
All R/at: Hinjewadi, Mulshi, Pune
5. **Sou. Shilpa Mandar Shinde**
Age: 23 years; **Occupation :** Housewife
R/at: Near Jaihind High School,
Chinchwadenagar, Chinchwad, Pune;
6. **Sou. Manda Shivaji Pawar**
Age: 46 years; **Occupation :** Housewife

R/at: Tathawade, Mulshi, Pune;

7. Sou. Kunda Dhananjay Shinde

Age: 45 years; Occupation : Housewife

R/at: Near Jaihind High School,
Chinchwadenagar, Chinchwad, Pune;

8. Sou. Kavita Govind Nimhan

Age: 42 years; Occupation : Housewife

R/at: Shantiban Soc., F. C. Road, Shivaji Nagar, Pune;

9. Sou. Swati Krishna Bodke

Age: 41 years; Occupation : Housewife

R/at: Thergaon, Mulshi, Pune;

Hereinafter called and referred to as **“THE CONSENTING PARTY”**, (which expression unless repugnant to the context or meaning thereof, shall be deemed to mean and include the Consenting Party alone and not nominee / assignees but in case of death of the Consenting Party, the said expression shall be deemed to mean and include his/her/their heirs, executors, administrators and permitted assigns) **...OF THE THIRD PART.**

WHEREAS

- A. All that piece and parcel of the land Area admeasuring 00 H. 40.50 R out of the land S. No. 41/2 totally area admeasuring 00 H. 81 R situate at Hinjewadi, Taluka - Mulshi, District - Pune more particularly described in the Schedule - I written herein below and herein after referred as the “Said Land” is owned by Consenting Party who by registered Development Agreement and Power of Attorney dt. 27/12/2016 entrusted the development rights in respect of the said land to and in favour of the Promoter/Builder herein. Development Agreement and Power of Attorney are registered in the office of Sub - Registrar Mulshi No. 2 at serial No. 12191/2016 & 12192/2016 respectively on

27/12/2016;

- B. The Promoter/Builder has accordingly prepared a building layout plan and got the said plan sanctioned and approved from the Pune Metropolitan Regional Development Authority (PMRDA) by their Commencement Certificate No. 2206/1015-16, dt. 26/08/2016 and a further revision is obtained by the order of the PMRDA bearing No. dated
- C. Accordingly the Promoter/Builder has started construction of multistoried building/s thereon; The name of the said project is "BAPPA RESIDENCY". The Promoter/Builder decided to complete the construction of the entire project BY APRIL 2019 ;
- D. The Promoter/Builder has commenced construction of a Residential project known as "BAPPA RESIDENCY" comprising of Ground and 10 upper floors on the said property in accordance with the sanctioned building plans of PMRDA vide Commencement Certificate above referred.
- E. The Promoter/Builder has got the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate in respect of the said Building/s;
- F. While sanctioning the said plans the PMRDA has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter/Builder while developing the said land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority;

- G. The Promoter/Builder appointed an Architect and Structural Engineer for the preparation of the structural design and drawings of the building comprising of flats etc., to be constructed on the said land and accepted the professional supervision of Architect and structural Engineer till the completion of the flats etc. constructed on the said land;
- H. The Allottee demanded from the Promoter and the Promoter has given inspection to the Allottee of all the documents of title relating to the said property, and the plans/s, designs and specifications prepared by the aforesaid Architects of the Promoter and such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and The Real Estate (Regulation and Development) Act **2016** (hereinafter referred to as “THE SAID ACTS”) and the rules made hereunder;
- I. The authenticated copy of the title certificate issued by the Advocate of the Promoter/Builder have been annexed hereto and marked as ‘**Annexure**’ **I**. The authenticated copy of the 7/12 extract in respect of the said land have been annexed and earmarked as **Annexure II**. The authenticated copies of the Layout Plan as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed and approved by the concerned Local Authority have been annexed hereto and marked as ‘**Annexure**’ **III**. The authenticated copies of the Typical Floor Plan of the Unit to be purchased in the said project “BAPPA RESIDENCY” have been annexed hereto and marked as **Annexure IV**.
- J. The specifications and amenities in respect of the Flat/Unit agreed to be purchased by the Allottee have been written in

the **Schedule "D"** written hereunder;

- K. The Promotert/Builder has registered the Project under the provision of the Real Estate (Regulation and Development) Act 2016 with the Real Estate Regularly Authority at _____**No.** _____; authenticated copy is attached in '**Annexure VI**';
- L. After the Allottee's enquiry, the Promoter/Builder provided the Allottee with the copies of all documents necessary for verification of title and requested the Allottee to carry out independent necessary search by appointing his/her/their own Advocate and to ask any queries he/she/they had regarding the title and the nature of the title and the Allottee has satisfied himself/herself/themselves about the marketable title of the Promoter/Builder in respect of the said property and therefore, agreed to purchase office to be constructed on the said property which is more particularly described in the **SCHEDULE "C"**, written hereunder and delineated in RED colour in plan annexed hereto in **annexure IV**, and hereunder for the sake of brevity and convenience referred to as "THE SAID UNIT/FLAT";
- M. The Allottee has read and understood all the contents of the indemnity bonds/undertakings, etc given by the Promoter to the Collector/ PMRDA or any other authority, and terms and conditions mentioned therein, NA order and the Allottee agrees that this Agreement is subject to the said terms and are also binding on him/her/them;
- N. The Promoter/Builder has entered into or will enter into similar and/or separate agreement/s with several other person/s and /or Party/ies in respect of the other units etc., constructed on the said property;
- O. The Allottee herein being desirous of purchasing a

Flat/Unit, applied to the Promoter for allotment of the Flat/Unit No. ___, admeasuring ___ Sq. Mtrs. i.e. ___ Sq. Ft. Carpet area, on the ___ FLOOR of the building to be constructed on the said land in the project known as "BAPPA RESIDENCY";

- P. The carpet area of the said Unit is _____ sq. mtrs. and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Unit for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Unit for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment;
- Q. Relying on the Allottees representations and the assurances and subject to the terms and conditions mentioned in this agreement, the Promoter/Builder agreed to sell and the Allottee agreed to purchase Flat/Unit No. ___, admeasuring ___ Sq. Ft. i.e. ___ Sq. Mtrs. in Carpet area on the ___ FLOOR alongwith **allotted covered car parking** space No. ___ in the building to be constructed on the said land in the **project known as "BAPPA RESIDENCY"** at or for the consideration of Rs. _____/- (RUPEES _____ Only), all of which is more particularly described in the **SCHEDULE "C"** written hereunder and hereafter collectively referred to as THE SAID FLAT/UNIT, which includes the proportionate price of the common areas and facilities appurtenant to the premises i.e. specifications, the nature, extent and description whereof is more particularly described in the **SCHEDULE "D"** written hereunder.

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

1. The Promoter/Builder shall construct THE SAID UNIT on the said land in accordance with the plans, designs, and specifications and revised plans, approved by the concerned local authority and which have been seen and approved by the Allottee. The Promoter/Builder shall however be entitled to make any variations, alterations or amendments in the said plans, designs and specification of the said building in any manner what so ever including, granting of any rights, privileges, benefits of easements by way of right of way and access to draw, lay, install any connection or services such as water, drainage, sewage, electricity etc., for the more beneficial use and enjoyment of the said land or any part/s thereof and/or the building constructed or to be constructed thereon or desired by the Promoter/Builder or if required to be made for the purpose of meeting any requisition, objection or requirement of the statutory body or authority. Provided that the Promoter/Builder shall necessarily obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the said unit of the Allottee except any alternation or addition required by any Government authorities or due to change in law. Further the Promoter/Builder shall necessarily obtain prior written consent of at least two-thirds of the allottees if the Promoter/Builder decides to make any other addition or alteration in the approved and sanctioned plans, structural designs and specifications of the building and common areas within the project. However the Allottee shall not be entitled to raise any objection against the Promoter/Builder, if the Promoter/Builder exploits/enjoys additional tenements/FSI/ Built up area if and when sanctioned by the concerned authorities which is specifically disclosed later in para.5.

2. Relying on the Allottees representations and the assurances and subject to the terms and conditions mentioned in this agreement, the Promoter/Builder agreed to sell and the Allottee agreed to purchase Flat/Unit No. __, admeasuring __ Sq. Ft. i.e. __ Sq. Mtrs. in Carpet area on the __ FLOOR alongwith

allotted covered car parking space No. ____ in the building to be constructed on the said land in the project known as "BAPPA RESIDENCY" at or for the consideration of Rs._____-/- (RUPEES _____ Only), all of which is more particularly described in the **SCHEDULE "C"** written hereunder and hereafter collectively referred to as THE SAID FLAT/UNIT, which includes the proportionate price of the common areas and facilities appurtenant to the premises i.e. specifications, the nature, extent and description whereof is more particularly described in the **Schedule "D"** written hereunder. However the said amount does not include all the expenses for stamp duty, registration charges, maintenance charges, and other deposits, any kind of taxes and charges including service charges and/or GST/VAT as may be levied from time to time by the concerned authorities which shall be paid by the Allottee separately as and when the same will be due or payable under this agreement.

2.1) The sale of the said unit is on the basis of carpet area only. The Allottee is aware that due to the skirting and variation in plaster, the carpet area varies. The variation may be approximately upto 3 percent. The Allottee consents for the same and is aware that the consideration being lump sum will not change however if there is any reduction in carpet area above three percent then the Promoter/Builder shall refund the excess money paid by the allottee within 45 days with annual interest at the rate of 2% above Highest Marginal Cost of Lending of the State Bank of India, per annum, from the date when such an excess amount was paid by allottee. If there is any increase in the carpet area on account of the rules applicable by the competent government, or due to any other reason the Promoter/Builder shall demand additional amount from the allottee as per the next milestone of payment schedule. All this monetary adjustments shall be made at the same rate Per/SQmtr. as agreed herein above. The Allottee agrees not to question or challenge the said consideration the same having been settled on lump sum basis after considering all aspects and other terms of the agreement;

2.2) The total aggregate consideration is escalation-free save and except escalations/increases, due to increase in carpet area on account of the rules applicable by the competent government or any other reason and due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter/Builder undertake and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc. the Promoter/Builder shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee which shall only be applicable on subsequent payments.

3. The Allottee hereby agrees to pay to the Promoter/Builder the aforesaid price of _____ (RUPEES _____ Only) including the proportionate price of the common areas and facilities appurtenant to the said Unit, as detailed as detailed hereunder:

Sr.No.	Amount (Rs.)	Particulars
a)	Rs.-----/-	at the time of advance/agreement - 10%
b)	Rs.-----/-	upto plinth - 10%
c)	Rs.-----/-	on completion of First slab - 10%
d)	Rs.-----/-	on completion of Second slab -10%
e)	Rs.-----/-	on completion of Third slab -5%
f)	Rs.-----/-	on completion of Forth slab-5%
g)	Rs.-----/-	on completion of Sixth slab-5%
h)	Rs.-----/-	on completion of Eighth slab-5%
i)	Rs.-----/-	on completion of Tenth slab-5%

j)	Rs.-----/-	on completion of Terrace slab-5%
k)	Rs.-----/-	on completion of brick work/ inner plaster of respective unit - 10%
l)	Rs.-----/-	on completion of External plaster & Flooring of respective unit - 10%
m)	Rs.-----/-	After Installation of Lifts, Pumps etc. -5%
n)	Rs.-----/-	Before Possession or Unit ready to move in - 5%
	TOTAL	100%

Out of the said amount the purchaser/s has/have paid a sum of **Rs.-----/- (Rs.----- Only)**, to the Promoter/Builder being part payment/earnest money towards the sale price. The payment and receipt whereof is hereby admitted and acknowledged by the Promoter/Builder. It is made clear and agreed by and between the parties hereto that the Promoter/Builder and the Allottee shall mutually decide as to the chronological order of any of the stages / installments as detailed above.

Mode of Payment:

The Purchaser/s shall make all the payments by RTGS (IFSC UTIB0001034, MICR 411211019), demand draft or by local A/C Payee Cheques drawn in favour of 'STONE SHELTERS L.L.P.', Axis Bank Limited, Hinjewadi Branch, bearing Bank A/c No. 917020050654371 (RERA ESC. COLLECTION ACC.) payable at Pune or at par at these stations. Only after the Cheque/Demand Draft has been cleared and the amount has been credited to the Developer's banking account, the Developer shall give effect of the same to the account of the Flat Purchaser/s with such amount after deducting the commission of the Bank (if any) charged by the Bank.

4. Time is of essence for the Promoter/Builder as well as the Allottee. The Promoter/Builder shall abide by the time schedule

for completing the project and handing over the said unit to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both as the case may be. Similarly the Allottee shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter/Builder as provided in clause 3 herein above ("Payment Schedule").

5. The Promoter/Builder hereby declares that the Floor Space Index available as on date is 4877.85 sq.m. and the Promoter/Builder has planned to utilize Floor Space Index of 2025 sq.m. by availing of TDR or FSI available on payment of premium or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 2025 sq.m. as proposed to be utilized by him on the project land in the said Project and the Allottee has agreed to purchase the said Unit based on the proposed construction and sale of apartments to be carried out by the Promoter/Builder by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter/Builder only.

6. If the Promoter/Builder fails to abide by the schedule for completing the project and handing over the said unit to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest at the rate of 2%/above Highest Marginal Cost of Lending of the State Bank of India per annum, at the prevailing rate at the time when such failure occurs on all the amounts paid by the Allottee/s, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter/Builder, the aforesaid interest at the rate mentioned above, on all the delayed payment

which become due and payable by the Allottee to the Promoter/Builder under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoter/Builder.

7. Without prejudice to the right of Promoter/Builder to charge interest in terms of clause 6 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter/Builder under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee committing three defaults of payment of instalments, the Promoter/Builder shall at its own option, may terminate this Agreement;

Provided that, the Promoter/Builder shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and mail at the e-mail address provided by the Allottee, of its intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter/Builder within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

Further the Allottee herein is also made aware that depending upon various promises and assurances given by the allottee the Promoter/Builder has incurred and shall incur the expenditure and will make commitments to the third parties. In the event of cancellation of the present agreement by the Allottee for any reason whatsoever, the Promoter/Builder in addition and without prejudice to other remedies and rights and towards reimbursements and damages, shall suffer great loss and hardship and work may be affected. Therefore in the event of this Agreement being cancelled by the Allottee for any reason whatsoever, the Promoter/Builder shall be entitled to retain,

withhold and forfeit 10% of the total agreed consideration to cover opportunity lost and towards administration and other expenses etc., from and out of the amount until then paid by the Allottee to the Promoter/Builder and then the Promoter/Builder shall be liable to repay only the balance amount (if any) from the amount received by the Promoter/Builder on resale of the said unit. In this case reduction in price of the said unit will be considered as damages/loss of the Promoter/Builder in addition to the loss and expenses. In the event however that the price appreciates, the appreciation shall be to the account of the Promoter alone. This is in lieu of the fact that the Allottee will not have paid the entire consideration, and further that the cancellation is by the Allottee/s due to the fault of the Allottee and he/she/they cannot be rewarded for the same.

8. The said unit is agreed to be sold to the Allottee, subject to:-
- a) Any scheme or reservation affecting the said land or any part or parts thereof made or to be made by any Authority concerned including the terms, stipulations and conditions contained in the Agreement/s relating to the said land.
 - b) Use of the said Unit for Residential purpose and /or other permissible uses.
 - c) All rights of water, drainage, water course, light and other easements and/or quasi easements and rights of adjoining land Owner/s (if any) affecting the same and to any liability to repair or contribute to the repair of roads, pathways, passages, sewers, drains, gutters, fences and other like matters. The Promoter/Builder shall not be required to show the creation of or define or apportion any burden, hereof.
 - d) For the aforesaid purpose and for all purposes of and incidental thereto, and /or for the more beneficial and optimum use and enjoyment of the various portions of the said land and/or any part/s thereof, the Promoter/Builder

shall in such manner as may be desired by the Promoter/Builder, shall be entitled to grant upon or in respects of any portion/s of the said land, all rights, benefits, privileges, easements etc. including right of way, right to draw from or connect to all drains, sewers, water electricity, telephone connections and/or installations and other services in the said property and/or any part/s thereof right of use and enjoyment of all amenities and facilities provided and/or agreed to be provided in the said land and/or any part/s thereof for the more beneficial and optimum use and enjoyment of the same in such manner as may be desired by the Promoter/Builder. However the maintenance and upkeep costs of such shall be apportioned to the interested parties and the parties enjoying the benefits of such privileges and easements.

- e) It being made expressly clear that the Association of Apartment Owners transfer deed/s in respect of the said land and/or any part/s thereof with building/s thereon shall contain such provisions which shall be accordingly framed and the burden thereof shall run with the land and shall be binding upon all the persons who are the holders of their respective Units/Flats/Shops/Offices comprised in the said land as the Promoter/Builder may reasonably require for giving effect to and/or enforcing the said restrictions, covenants and stipulations. The Promoter/Builder may form one or more separate society/societies of the flat Allottees in the said project named "BAPPA RESIDENCY". The Allottee has given his/her/their irrevocable consent for the same and shall not object for the same in future.
- f) That the consideration factor arrived at between the parties hereto under these presents is suitably priced keeping into consideration the rights and obligations reserved and vested unto each and therefore the Allottee shall have no right or remedy to defer or deny any obligation or by

reduction in the consideration hereunder for any reasons whatsoever.

- g) Any natural calamity or manmade occurrences which could not have been envisaged while designing the building for which the building is not designed, any act that is detrimental to the building as a whole.
 - h) The Promoter/Builder shall have a first charge and/lien on the said unit in respect of any amount payable by the Allottee under the terms and conditions of this Agreement.
 - i) Provided that the Promoter/Builder does not in any way affect or prejudice the right/s hereby granted in favour of the Allottee in respect of the said Unit. The Promoter/Builder shall not transfer or assign his majority rights and liabilities in respect of the said property/building to a third party without obtaining prior written consent from two-thirds of the allottees.
 - j) The Promoter/Builder shall be entitled to allot by way of lease or license any portion of the said land to any Government / Semi Government / Local authority / MSECDL. or to any private party or parties etc. for operational services such as electricity, water, drainage, roads, access, telephone, dish antenna, cable T.V. etc. The Allottee shall not be entitled to raise any objection or grievance about the same.
 - k) The Promoter/Builder has not undertaken any responsibility nor has agreed anything with the Allottee orally or otherwise and there is no implied Agreement or covenant on the part of the Promoter/Builder other than the terms and conditions expressly provided under this Agreement.
9. The Allottee shall not be entitled to claim possession,

allotment and transfer of the said Unit until the Allottee has paid the entire dues under these presents unto the Promoter/Builder. So also the Allottee shall not be entitled to sell, assign, transfer and convey his/her/their rights under these presents in any manner whatsoever till he/she/they has paid entire consideration under these presents to the Promoter/Builder.

10. The Standard fixtures, fittings and amenities i.e. specifications to be provided by the Promoter/Builder in the Unit are those that are set out in "SCHEDULE "D", written hereunder. The Allottee shall not be entitled to any extras. If however, any extra fittings, fixtures or amenities are provided by the Promoter/Builder, the Allottee shall be bound to pay extra price for such additions as per bills of the Promoter/Builder. The bills raised by the Promoter/Builder shall be final.

11. The Promoter/Builder shall give possession of the said Unit on or before APRIL 2019. It is clarified that possession date mentioned herein is subject to the Allottees Unit only. It is agreed between the Parties that the Promoter/Builder will complete the common facilities and amenities of the entire project as mentioned at the time of registration of the said project. Provided that the Promoter/Builder shall be entitled to reasonable extension of time for giving delivery of Unit on the aforesaid date, if the completion of the Unit is to be situated is delayed on account of:

- (i) Non-availability of steel, cement, other building material, water or electric supply or labour;
- (ii) War, Civil Commotion, heavy rains or act of God;
- (iii) Any notice, order, rule, notification of the Government and/or other public or Competent Authority or any Decree/ Order of any Court;
- (iv) Delay or default committed by the Allottee or other Allottees in making the timely payments of installments, without prejudice to the right of Promoter/Builder to terminate the agreement;
- (v) Changes in any Rules, Regulations, By Laws of various

- statutory bodies and authorities from time then affecting the development and the project;
- (vi) Delay by Local Authority in issuing or granting necessary Completion Certificate or Occupation Certificate.
 - (vii) Any other circumstances beyond the control of the Promoter/Builder or force majeure.
 - (viii) Delay in grant of any NOC/ permission/ license/ connection/ installation of any services such as elevators, electricity and water connections and meters to the scheme/ office/ road etc. or completion certificate from any appropriate authority.

12. The Promoter/Builder herein, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement including all the moneys payable to the Promoter/Builder whether under this Agreement or otherwise are paid in full shall offer in writing the possession of the said Unit to the Allottee in terms of this Agreement to be taken within 3 (three months from the date of issue of such notice) and the Promoter/Builder shall give possession of the said unit to the Allottee. The Allottee agree (s) to pay the maintenance charges as determined by the Promoter/Builder or the association of Allottees, as the case may be. The Promoter/Builder on its behalf shall offer the possession to the allottee in writing within 7 days of receiving the occupancy certificate of the Project.

13. The Allottee shall take possession of the Unit within fifteen days of the Promoter/Builder giving written notice to the Allottee intimating that THE SAID FLAT/UNIT is ready for use and occupation. Upon receiving a written intimation from the Promoter/Builder as per clause 12, the Allottee shall take possession of the said Unit from the Promoter/Builder by executing necessary indemnities, undertaking and such other documentation as prescribed in this Agreement, and the Promoter/Builder shall give possession of the said unit to the Allottee. In case the Allottee fails to take possession within the

stipulated time as mentioned in clause 12 then such Allottee continues to be liable to pay maintenance charges as applicable also liable to pay handling charges separately.

Provided that if within a period of Five years from the date of handing over the Unit to the Allottee, the Allottee brings to the notice of the Promoter/Builder any defect in the Unit or the material used therein by the Promoter/Builder in the construction of the said Buildings, then wherever possible such defects or unauthorized changes shall be rectified by the Promoter/Builder at its own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter/Builder reasonable compensation for such defect or change. Provided further that it is agreed that the prescribed liability period under this Agreement shall be deemed to have commenced from the date of obtaining the completion certificate/occupation certificate in respect of the Unit.

Provided further it is also agreed that the Allottee shall not carry out any alterations of whatsoever nature in THE SAID UNIT or any fittings therein. In particular, it is agreed that the Allottee shall not tamper with or make any alteration in any of the fittings, pipes, elevation, water supply connections or any of the erections in the bathroom as this may result in seepage of water and/or affect the strength of the structure. If any of such works/alterations/tampering are carried out without the written consent of the Promoter/Builder, the Allottee shall not be entitled to the warrantee regarding the defect liability and the alleged defect liability of the Promoter/Builder shall automatically stand extinguished.

14. The Allottee along with other allottee(s) of in the building shall join in forming and registering the Society or Common Organisation to be known by such name as the Promoter/Builder may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and

registration of the Society/Common Organisation and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organisation of Allottees. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority. However, the Allottee shall not be entitled to claim membership and/or become member of such common organization until the Allottee has paid and discharged the full dues of the Promoter/Builder as per these presents. The Allottee agrees that he/she/they shall be entitled to apply for membership and/or become member of such common organization only upon the instruction and nomination by the Promoter/Builder and not otherwise. In case the Promoter/Builder decides to form one or more Common Organisation of the Allottees and acquirers of the tenements in the said building, then the Promoter/Builder is entitled to execute or cause to be executed the Deed of Transfer as required. The Allottee shall do all acts, deeds and things that are necessary for getting the conveyance if any, required to be executed in respect of the said Unit.

15. Within 15 days after notice in writing is given by the Promoter/Builder to the Allottee that the said unit is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. as prescribed in the Clause 16 written below) of outgoings in respect of the project land and Building namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building. Until the Society/Common Organisation is formed and the said structure of the building is transferred to it,

the Allottee shall pay to the Promoter/Builder such proportionate share of outgoing as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter/Builder provisional monthly contribution (i.e. as prescribed in the Clause 16 written below) towards the outgoings. The amount so paid by the Allottee to the Promoter/Builder shall not carry any interest and remain with the Promoter/Builder until a conveyance of the structure of the building is executed in favour of the society/common organisation as aforesaid. On such conveyance being executed for the structure of the building the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter/Builder to the Society/Common Organisation, as the case may be.

16. The Allottee/s shall deposit and keep deposited a principal amount as mentioned hereunder in advance to the Promoter/Builder. The said amount shall be deposited by the Unit Allottee/s before taking the actual possession of the said Unit and unless and until the said amount is deposited with the Promoter/Builder, the Allottee/s shall not be entitled to claim/demand the possession of the said Unit from the Promoter/Builder. Such deposit amount shall be used by the Promoter/Builder for monthly periodic or incidental maintenance and upkeep of common facilities and other ancillary expenses. Thereafter, the maintenance amount will be collected as decided by the said Promoter/Builder until the formation of Association of Apartment Holders or Society and after formation of Association of Apartment Holders or Society, it shall decide the further amount to be collected towards the maintenance charges.

The Promoter/Builder shall maintain a separate account in respect of sums received by the Promoter/Builder from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or Common organisation or towards the out goings, legal charges and shall utilize the amounts only for the purpose for which they

have been received.

The details of the principal amount to be paid to the Promoter/Builder separately by the Allottee over and above the aggregate consideration is as follows:-

- (i) Rs. _____/- for the allottees share towards the payment of stamp duty and registration charges in respect of the Conveyance.
- (ii) Rs. _____ for ad-hoc annual maintenance charges from the date of occupation certificate or date of possession of the said unit whichever is earlier for upkeep of common facilities i.e. payment of electricity bill, maintenance charges, wages of watchman and other workers and other ancillary expenses.
- iii) Rs. _____/- towards legal fees, society/unit/formation charges, share money etc.
- Rs. _____ TOTAL

17. The Allottee shall also separately pay and bear and/or keep deposited with the Promoter/Builder the Allottee's share of stamp duty and registration charges payable for conveyance Deed/ Sale Deed or any document or instrument of transfer in respect of the said unit and the buildings in favour of the said Allottee.

18. If at any time, after execution of this agreement the Central Government / State Government / Local authority / Revenue Authority / any other authority / any court / Judicial authority / quasi judicial authority by way of any Statute / rule / regulation/ notification / order / judgment / executive power etc. levies any

tax /duty / charges / premium / levies / cess / surcharge / demands / welfare fund or any fund /betterment tax/ sales tax / transfer tax / GST/ turnover tax / works contract tax , LBT penalties et cetera and put in force or shall be in force prospectively or retrospectively, in respect of the said unit or the construction for execution of the said agreement or other document registered or the transaction herein, shall exclusively be borne and paid (and if the same is paid by the Promoter/Builder then reimbursed) by the Allottee. The Allottee hereby indemnifies the PROMOTER/BUILDER from all such levies, cost and consequences.

The parties hereto understand that there is some obscurity relating to the payment of Service Tax / Value Added Tax (VAT)/GST related to the transaction in this agreement. It is, however, agreed that the liability and responsibility to pay such Service Tax /VAT/GST, penalties and interest thereon etc., shall solely be on the Allottee. The Promoter/Builder shall not be liable and / or responsible for payment thereof. In the event, however if the Promoter/Builder is constrained to pay any such amount, the Purchaser shall be liable to reimburse the same to the Promoter/Builder together with penalty (if any) and interest from the date of payment by the Promoter/Builder. It is agreed that the Promoter/Builder shall have the right to claim such amount along with other claims of compensation/losses/burden undergone/undertaken by him. It is further agreed that there shall always be a charge/ lien on the said unit in favour of the Promoter/Builder against the amount payable by the purchaser to the Promoter/Builder towards the Service Tax / VAT/GST and/ or any other tax, duty, charge, premium, levies, cess, surcharge, penalties etc. relating to this transaction.

19. The Unit Allottee shall have no claim (save and except in respect of the particular Unit and the internal passage/road for an access to the said Unit hereby, agreed to be acquired) to open spaces etc. which will remain the property of the Promoter/Builder, until the whole property is transferred to the

unit Allottees or any other common organisation/legal body as the case may be.

20. It is expressly agreed between the parties hereto that the Promoter/Builder will be the sole and absolute owner of all the unsold units in the said project until such Unit/ premises are sold by the Promoter/Builder. In such an event it shall not be binding upon the Promoter/Builder to pay the maintenance charges in respect of such unsold units. Provided further and it is agreed that in the event the Promoter/Builder retains certain units for its own use and benefit the Promoter/Builder shall become member in its own name in respect of such Units/premises and further shall be liable to pay the requisite maintenance charges etc., in respect thereof.

21. The Promoter/Builder hereby undertake that:

- i) The Promoter/Builder has marketable title with respect to the said land, as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the said land and also has actual, physical and legal possession of the said land for the implementation of the Project;
- ii) The Promoter/Builder has lawful rights and requisite approvals from the competent authority to carry out development of the project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii) There are no encumbrances upon the said land or the project ;
- iv) There are no other litigations filed or pending before any court of law with respect to the said land or project;
- v) All approvals licenses and permits issued by the competent authorities with respect to the project, the said land and

said building are valid and subsisting and have been obtained by following due process of law. Further, all approvals, license and permits to be issued by the competent authorities with respect to the project, the said land and said building/wing shall be obtained by following due process of law and the Promoter/Builder has been and shall, at all times, remain to be in compliance with all the applicable laws in relation to the project, the said land, building/wing and common areas;

- vi) The Promoter/Builder 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/Builder 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 said Unit which will, in any manner, affect the rights of Allottee under this Agreement;
- viii) The Promoter/Builder confirms that it is not restricted in any manner whatsoever from selling the said Unit to the Allottee in the manner contemplated in this Agreement till the execution of this Agreement;
- ix) At the time of execution of the conveyance deed of the structure to the association of allottees the Promoter/Builder shall handover lawful, peaceful, physical possession of the common areas of the Structure to the Association of the Allottee/s.
- x) The Promoter/Builder has duly paid and shall continue to pay and discharge impositions, premium, damages and/or penalties and other outgoing, whatsoever payable with respect to the said project to the competent authorities;

- xi) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter/Builder in respect of the said land and/or the project except those disclosed herein above.
- xii) The Promoter/Builder has availed insurance of construction in respect of the said project. The Promoter/Builder is accordingly liable to pay the premium and charges in respect of the insurance till occupation certificate of said phase is received.

22. The Allottee/s himself/ themselves/ herself with intention to bring all persons into whosoever hands the Unit may come, doth hereby covenant with the Promoter/Builder as follows:

- (a) To maintain the Unit at Allottee's own cost in good tenable repair and condition from the date the said Unit is taken in possession and shall not do or suffer to be done anything in or to the building in which the Unit is situated, staircase or any passages which may be against the rules, regulations or bye-laws of the concerned local authority or change/alter or make addition in or to the building in which the Unit is situated and the Unit itself or any part thereof.
- (b) Not to store in the Unit any goods which are hazardous, combustible or of dangerous nature or are so heavy as to damage the construction or structure of the building in which the Unit is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages to the upper floors which may damage or likely to damage the common passages or any other structure of the building in which the Unit is situated, including the entrance of the

building in which the Unit is situated, and in case any damage is caused to the building in which the Unit is situated or the Unit on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

- (c) To carry at his/her/their own costs all the internal repairs to the said Unit and maintain the Unit in the same condition, state and order in which it was delivered by the Promoter/Builder to the Allottee and shall not do or suffer to be done anything in or to the building in which the Unit is situated or the Unit which may be given the rules and regulations and bye-laws of the concerned local authority or other public authority, and in the event of the Allottee/s committing any act in contravention of the above provisions, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and /or other public authority. But the Allottee/s under no circumstances shall be allowed to change the external elevation/colour scheme of the said unit and/or the buildings.
- (d) Not to demolish or cause to be demolished the Unit or any part thereof, nor at any time make or cause to be made any addition or alteration of thereof, nor any alteration in the elevation and outside colour scheme of the said Unit and shall keep the portions, sewers, drain pipes, in the Unit and appurtenances thereto in good tenable repair and condition, and in particular so as to support shelter and protect then other parts of the building in which the Unit is situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs or RCC parts or other structural members in the Unit without the prior written permission of the Promoter/Builder.
- (e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said property

and the building of the Unit or any part thereof or whereby any increase premium shall become payable in respect of the insurance.

- (f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Unit in the compound or any portion of the said property and the Unit.
- (g) The Allottee shall not let, sublet, transfer, assign or part with the interest or benefit of this Agreement or part with the possession of the said Unit until all the dues payable by the Allottee to the Promoter/Builder under this agreement are fully paid up and only if the Allottee had not been guilty of breach of or non-observance of any of the terms and conditions of this agreement and until the Allottee has intimated in writing to the Promoter/Builder and obtained prior written consent of the Promoter/Builder for the same.
- (h) The Allottee shall observe and perform all the rules and regulations which the society or Association of Apartment owners 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 Unit and for the observance and performance of the Building Rules, Regulations, and the bye-laws for the time being of the concerned local authority and of the Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the society/Association of the Apartment Owners regarding the occupation and the use of the Unit and shall pay and contribute regularly and punctually towards the taxes, expenses, or other outgoings in accordance with the terms of this agreement.
- (i) The Allottee shall permit the Promoter/Builder and their Surveyors and Agents, with or without workmen and

others, at all reasonable times, to enter into and upon the said property and the Building or any part thereof to view and examine the state and condition thereof.

- (j) The Allottee shall not in any event dry/hang cloths etc. outside the parapet walls of the building as it severely damages the external paint of the building and causes inconveniences to lower floor. Also Allottee shall not hang/fit any wires, cables, antenna, pipes, etc. on outer elevation of the unit/building.
- (k) The terrace allotted if any under this Agreement shall not be enclosed by the Allottee till the permissions in writing is obtained from the concerned local authority and the Promoter/Builder.
- (l) The Allottee/s undertakes that he/she/it/they shall not raise any objection on whatsoever ground including nuisance and annoyance or shall not obstruct the construction in any manner.
- (m) Pay to the Promoter/Builder within fifteen days of demand by the Promoter/Builder, his/her/their share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the said unit is situated.
- (n) To bear pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee for any purpose other than for purpose for which it is sold.
- (o) The Promoter/Builder shall apply for water connection to concerned authority/body as per its norms, and it shall not be the responsibility of the Promoter/Builder, in case of

delay on part of the concerned authority/body to issue water connection or water supply or inadequate water supply. In such a case water shall be purchased by tankers from the maintenance funds deposit.

23. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Unit and/or any part thereof. The Allottee shall have no claim save and except in respect of the Unit hereby agreed to be sold to him/her/them and all open spaces, recreation spaces, hoarding space, canopies, amenities space, etc., will remain the property of the Promoter/Builder until the said property and Building is/are transferred to the condominium as hereinbefore mentioned.

24. The Allottee/s herein is aware of the fact that the Promoter/Builder may develop the said entire land in phases. The unit Allottees of other phases shall have absolute right to use the access road, amenities, open space, club house and such other common facilities in the said scheme. The Allottee/s herein shall not in any case object the said use of the common access road, amenities, open space, club house and such other common facilities by the unit Allottee/s of the other building/phases on any count whatsoever. The flat Allottee hereby consents for the same.

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

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

27. It is agreed by and between the parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the said Agreement shall equally be applicable to and enforceable against any subsequent Allottees of the said unit, in case of a transfer, as the said obligation go along with the said unit for all intents and purposes.

28. That all notices to be served on the Allottee and the Promoter/Builder as contemplated by this agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter/Builder by Registered Post A.D. and notified Email ID of Allottee specified earlier and Email ID of Promoter/builder i.e. _____ / Under Certificate of Posting at their respective address specified earlier.

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

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

30. The Allottee/s shall present this Agreement at the proper registration Office for Registration within the time limit prescribed by the Registration Act, and the Promoter/Builder will attend such office and admit the execution thereof.

31. The Allottee undertakes that if any certificate/ order / no objection etc., that may be required to be produced by the Allottee under any law and rules in force today and in future, the same

shall be produced by the Allottee within the stipulated time.

32. The Allottee shall not raise any objection in the matter of allotment or sale of other Units etc., in the said scheme to any other person/s, by the Promoter/Builder.

33. In case the Promoter/Builder decides to have more than one common organization in the said project, the Allottee shall not raise any objection for the same. In any such event the Promoter/Builder shall be entitled to execute and register separate conveyances/ transfer deeds separately in favour of such common organizations and / or individual unit Allottees. The Promoter/Builder shall in its absolute discretion be entitled to consolidate or amalgamate all or any of such common organizations or form any apex common organization. It is further agreed that the Promoter/Builder shall be entitled to retain one or more unsold Flats/Units etc., and shall continue to have full and absolute rights of disposal by way of sale, lease, sub lease etc., without any objection, hindrance, or claim from the Allottee and/or the common organization and in any such case the common organization shall not be entitled to claim any compensation, contribution, transfer fee from the Promoter/Builder or from the transferee / assignee/acquirer. Further it is also agreed and declared that no maintenance or common charges are payable by the Promoter/Builder for such unsold/unallotted premises. The common organization or its members thereof shall not claim or demand any contribution from the Promoter/Builder with regard to such unsold/unallotted Unit or premises. The Promoter/Builder further shall be entitled to consume and utilize or take advantage of any balance / residual / additional FSI and/or construction as disclosed earlier in clause 5 as may be permitted or granted by the concerned authorities without any objection and/or claim and/or hindrance from the Allottee or the common organisation.

34. The Promoter/Builder shall execute works such as electrical/ substation/ elevators/ generator/fire fighting

system/plumbing and drainage system and other works as per required specifications of local/government authorities.

35. The Developer/Builder herein may sanction a joint layout of all phases. The Promoter/Builder may form one or more separate society/societies of the flat Allottees in the said phases. All the amenities of the said projects are common between the holders of all the Phases. Even after formation of the society/societies/federation, the members of such societies shall not have right to change the same and shall not obstruct each other from using the same. The Allottee has given his/her/their irrevocable consent for the same and shall not object for the same in future.

36. This Agreement shall always be subject to the provisions of The Maharashtra Ownership Flats Act, 1963, Maharashtra Co-op. Societies Act, 1960, The Real Estate (Regulation and Development) Act 2016 and the rules made thereunder and will be always binding on Allottee and Promoter/Builder.

37. The Allottee/s hereby declare/s that he/she/they has/have entered into this Agreement after going through the same and with knowledge of the terms and conditions herein contained.

SCHEDULE "A"

(Description of the said entire land above referred to)

ALL THOSE PIECE AND PARCEL OF land area admeasuring 00 H. 40.50 R out of the land S. No. 41/2 totally area admeasuring 00 H. 81 R situate at Village/Gampanchayat Hinjewadi, Taluka – Mulshi, District – Pune and within the limits of Panchayat Samiti, Mulshi and is bounded as under :

On or towards East	: By remaining land of S. No. 41/2
On or towards South	: By S. No. 71
On or towards West	: By Road
On or towards North	: By land of S. No. 41

Together with all rights, easements, liberties, privileges, hereditaments and appurtenances appurtenant thereto.

SCHEDULE "C"

(Description of the Unit/Flat)

Flat/Unit No. ___, admeasuring ____ Sq. Ft. i.e. ____ Sq. Mtrs. in Carpet area on the ____ FLOOR alongwith **allottted covered car parking space No. ____** in the **project known as " BAPPA RESIDENCY "** being constructed on the land more particularly described in the "SCHEDULE A" written hereinabove.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and the year first hereinabove written.

Signed, sealed and delivered by the within named **PROMOTER/BUILDER and CONSENTING PARTY**

Sign	Thumb	Photo
M/S. STONE SHELTERS LLP , Represented through its Partner/s 1) Mr. Neha M. Nadiyana,		

PROMOTER/BUILDER and CONSENTING PARTY

Signed, sealed and delivered by the within named **PURCHASER/S**

Sign	Thumb	Photo

Mr. Mrs.		

PURCHASER/S

Witnesses:

Name & Address	Sign

.....
Advocate

Add.:
.....

Dt. _____

SCHEDULE “D”
SPECIFICATIONS AND AMENITIES

Structure: Earthquake Resistant RCC Frame of Superior quality,
Masonry: External & Internal 6” & 4” thick brick work,
Plaster smooth neeru finished walls in entire flat Sand faced cement plaster for external walls,
Doors: For Entry and Bed rooms both side laminated wooden doors with wooden frame, Toilets: Flush doors with stone frame & Chromium Steel fittings,
Windows: Powder coated aluminium sliding windows with safety grills & Granite Cill.
Tiling: Branded Vitrified tiles for entire flat
Ceramic tiles for kitchen-utility and bathrooms & antiskid tiles for terrace
Branded ceramic tiles upto 7’ height in Bathrooms
Branded tiles upto 2’0” from kitchen top.
Superior quality Granite otta with SS Sink
Sanitary Ware: Hindware.
C. P. Fittings: Jaguar.
Electrification: Sufficient Concealed electrical points with superior quality
Copper wiring, TV & Telephone point in living & master bed
AC point in living room master bedroom.
Painting: Internal Emulsion Paint in entire Flat & Superior quality synthetic based paint for exteriors of building

COMMON AMENITIES

- Solar Water Heater System
- Generator backup for common areas.
- Secured & Elegant Compound with Elegant Gate
- Standard Quality Lift with Power backup.
- Eco friendly feature like rain water harvesting.
- Letter Box & Name plate for each flat.

CARPET AREA STATEMENT

GROUND FLOOR			
SHOP NO	CARPET AREA		
101	127.72		
102	25.44		
103	28.96		
104	45.65		
105	38.31		
FIRST FLOOR			
FLAT NO	CARPET AREA (sq.m.)	BALCONY CARPET (sq.m.)	TERRACE CARPET AREA (sq.m.)
101	45.45	16.81	3.10
102	36.04	4.55	0.00
103	39.37	2.48	1.71
104	37.16	9.54	0.00
105	37.05	2.47	5.98
106	53.02	13.38	0.00
107	44.00	2.27	8.46
108	51.46	4.03	11.12
109	35.60	0.00	12.42
EVEN FLOOR (2nd,4th,6th,10th)			
201 ,401 ,601 ,1001	45.45	16.81	0.00
202 ,402 ,602 ,1002	36.04	4.55	0.00
203 ,403 ,603 ,1003	39.37	2.48	1.71
204 ,404 ,604 ,1004	37.16	9.54	0.00
205 ,405 ,605 ,1005	37.05	2.47	3.50
206 ,406 ,606 ,1006	53.02	13.38	3.48
207 ,407 ,607 ,1007	44.00	2.27	5.09
208 ,408 ,608 ,1008	51.46	6.17	3.91
209 ,409 ,609 ,1009	35.60	2.30	4.16
ODD FLOOR (3rd,5th,7th,9th)			
301 ,501 ,701 ,901	45.45	16.81	3.10
302 ,502 ,702 ,902	36.04	4.55	0.00
303 ,503 ,703 ,903	39.37	2.48	1.71
304 ,504 ,704 ,904	37.16	9.54	0.00
305 ,505 ,705 ,905	37.05	2.47	5.98
306 ,506 ,706 ,906	53.02	13.38	0.00
307 ,507 ,707 ,907	44.00	2.27	3.19
308 ,508 ,708 ,908	51.46	6.17	4.91
309 ,509 ,709 ,909	35.60	2.30	4.64
EIGHTH FLOOR			
801	45.45	16.81	0.00
802	36.04	4.55	0.00
803	39.37	2.48	1.71
804	37.16	9.54	0.00
805	37.05	2.47	3.50
806	53.02	13.38	3.48
807	44.00	2.27	5.09
808	51.46	6.17	3.91

LIST OF AUTHENTICATED COPIES OF ANNEXURES

ANNEXURE- I = Copy of the Certificate of the title issued by the advocate.

ANNEXURE -II = 7/12 extract s of the said properties

ANNEXURE- III= Copy of the sanction plan certified by the Architect

ANNEXURE - IV = Copy of floor plan of the said Unit

ANNEXURE V = Project registration Certificate granted by RERA

ANNEXURE VI = Commencement Certificate

ANNEXURE- I **TITLE CERTIFICATE**

This is to certify that the title of the owners **Shri. Hari Shankar Sakhare** and his family members in respect of land an area admeasuring 00 H 40.50 Ares i.e. 4050 Sq. Mtrs from and out of land bearing S. No. 41/2, situate at Village Hinjewadi, Taluka – Mulshi, District – Pune is Pune is marketable and further M/S. STONE SHELTERS LLP has right to obtain sanctions and permissions from the concerned authorities to commence, continue and complete construction thereon and to sell the flats, shops, offices constructed thereon to the prospective purchasers save and except the flats sold to respective purchasers.

Sd/-

.....

Advocate