

**AGREEMENT TO SELL
(WITHOUT POSSESSION)**

Sub: Unit No. _____, _____ Floor, of “**PUSHTI HEIGHTS**” project situate on land lying and being at Mouje: Memnagar, Taluka: Ahmedabad city, District: Ahmedabad, bearing F.P.No. 154 admeasuring 2,173 square meters comprised in Town Planning Scheme No. 1 of Memnagar, (Old Revenue Survey No.89/3), included in City Survey Memnagar, and bearing City Survey No. 1507/part, belonging to “M/S. PUSHTI VENTURES”

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This Agreement to Sell (“**this Agreement**” or “**the Agreement**”) is made at Ahmedabad on this _____ day of _____ in the Year Two Thousand and Seventeen,

BY AND BETWEEN

PUSHTI VENTURES, (PAN: AARFP7313C), a partnership firm duly incorporated under the Indian Partnership Act, having its registered office at 24/A, Nandigram Society, Nr. Sanghvi Railway Crossing, Naranpura, Ahmedabad – 380013, hereinafter referred to as the “**LAND OWNER & PROMOTER**” or “**THE PARTY OF THE FIRST PART**” (which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns) of **FIRST PART**, represented by its any Partner;

AND

[If the Allottee is a HUF] Mr. _____, (Aadhar no. _____) son of _____ aged about _____ for self and as the Karta of the Hindu Joint Mitakshara Family known as _____ HUF, having its place of business / residence at _____, (PAN _____), hereinafter referred to as **“the Allottee”** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and the members or member for the time being of the said HUF, and their respective heirs, executors, administrators and permitted assigns).

[OR]

[If the Allottee is a company] _____, (CIN no. _____) a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at _____, (PAN _____), represented by its authorized signatory, _____, (Aadhar no. _____) duly authorized vide board resolution dated _____, hereinafter referred to as **“the Allottee”** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) OF THE OTHER PART.

[OR]

[If the Allottee is a Partnership] _____, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at _____, (PAN _____), represented by its authorized partner, _____, (Aadhar no. _____) authorized vide _____, hereinafter referred to as **“the Allottee”** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns) OF THE OTHER PART.

[OR]

[If the Allottee is an Individual] Mr. / Ms. _____, (Aadhar no. _____) son / daughter of _____, aged about _____, residing at _____, (PAN _____) hereinafter called **“the Allottee”** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns) OF THE OTHER PART.

“the Land Owner/Promoter” and ‘Allottee’ are hereinafter individually referred to as “Party” and collectively as “the Parties”.

IN THIS AGREEMENT unless the context otherwise requires:

1. words importing any gender include every gender;
2. words importing the singular number include the plural number and vice versa;
3. words importing persons include firms, companies and corporations and vice versa;
4. reference to numbered clauses and schedules are reference to the relevant clause in or schedule to this agreement;
5. reference in any schedule to this to numbered paragraphs relate to the numbered paragraphs of that schedule;
6. whereby any obligation is undertaken by two or more persons jointly they are to be jointly and severally liable in respect of that obligation;
7. any obligation on any party not to do or omit to do anything is to include an obligation not to allow that thing to be done or omitted to be done;
8. any party who agrees to do something shall be deemed to fulfill that obligation if that party procures that it is done;
9. the heading to the clauses, schedules and paragraphs of this agreement shall not affect the interpretation;
10. any reference to an enactment includes reference to that enactment as amended or replaced from time to time and to any subordinate legislation or byelaw made under that enactment.

WHEREAS PUSHTI VENTURES being land lord and promoter is thus entitled to develop all those pieces and parcel of non-agricultural lands situate, lying and being at Mouje: Memnagar, Taluka: Ahmedabad city, District: Ahmedabad, bearing F.P.No. 154 admeasuring 2,173 square meters comprised in Town Planning Scheme No. 1 of Memnagar, (Old Revenue Survey No.89/3), included in City Survey Memnagar, and bearing City Survey No. 1507/part.

AND WHEREAS the Promoter is entitled and enjoined upon to construct Buildings on the Project Land;

AND WHEREAS the Promoter is in possession of the Project Land;

AND WHEREAS the Promoter has promoted a project of commercial units known as “**PUSHTI HEIGHTS**” to be constructed on the said Project Land (hereinafter referred to as the “**Said Project**”);

AND WHEREAS the Development Plan/ Sanctioned Plan for the said commercial project has been approved by the Ahmedabad Municipal Corporation / AUDA and that it has also granted Commencement Letter (Rajachithhi) by its order dated 28.12.2016 bearing No. 7586/250516/A6489/R0/M1 for construction of commercial units on the said land.

AND WHEREAS the Promoter has proposed to construct on the Project Land one building having three Cellars and the building having ground floor and six upper floors above the ground floor (sixth floor partial) containing total 102 units (98 units on ground and upper floors and 4 units in Cellar).

AND WHEREAS the Allottee is offered a Commercial Unit bearing number _____ on the _____ Floor, (hereinafter referred to as the said “Unit”) of the Building called “**Pushti Heights**” (hereinafter referred to as the said “**Building**”) of the said Project, by the Promoter;

AND WHEREAS the Promoter has registered the project under the provision of the Act with Real Estate Regulatory Authority (RERA) at Ahmedabad No. _____, authenticated copy is enclosed in Annexure B.

AND WHEREAS by virtue of being land lord and promoter, it has sole and exclusive right to sell the Commercial Units in the said Building to be constructed by the Promoter on the Project Land and to enter into Agreement/s with the Allottee(s)/s of the Commercial Unit to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the Project Land and the plans, designs and specifications prepared by the Promoter’s Architects Hemant Shah (Designers Combine) and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as “**the said Act**”) and the Rules and Regulations made thereunder and the Allottee is satisfied in respect of the same;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property Card or any other relevant revenue record showing the nature of the title of the Promoter to the Project Land on which the Commercial Units are constructed or are to be constructed have also been inspected by the Allottee and is satisfied in respect of the same;

AND WHEREAS the authenticated copies of the plans of the layout as approved by the concerned Local Authority has been inspected by the Allottee;

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the Building and open spaces are proposed to be provided for on the said Project has also been inspected by the Allottee;

AND WHEREAS the authenticated copies of the plans and specifications on the Commercial Unit agreed to be purchased by the Allottee has been annexed and marked as “**ANNEXURE–A**”

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

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

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

AND WHEREAS the Allottee has applied to the Promoter for allotment of an Unit no. _____ on _____ floor of the said Project;

AND WHEREAS the carpet area of the said Unit is _____ square meters equivalent to approximately _____ square feet and “carpet area” means the net usable floor area of an Commercial Unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area but includes the area covered by the internal partition walls of the Commercial Unit;

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

AND WHEREAS, prior to the execution of these presents the Allottee has paid to the Promoter a sum of Rs. _____ [Rupees _____ Only], being part payment of the sale consideration of the Commercial Unit agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee / booking amount (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing;

AND WHEREAS, under Section 13 of the said Act, the Promoter is required to execute a written Agreement for Sale of said Commercial Unit with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908;

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Commercial Unit in accordance with the terms and conditions contained herein;

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

1. The Promoter shall construct the said Building consisting of three Cellars and ground floor and six upper floors above the ground floor (sixth floor partial) on the Project Land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

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

- 1 (a) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee, Unit No. _____ of carpet area admeasuring _____ square metres equivalent to approximately _____ square feet on _____ floor in the building (hereinafter referred to as **“the Commercial Unit”**) for lump sum consideration of Rs. _____/- (Rupees _____ Only), hereinafter referred to as the **“total consideration”**, including consideration towards the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith. The Allottee hereby agrees that the bifurcation towards the total consideration vis-à-vis the cost involved for the separate areas of the said Unit has been explained and the Allottee confirms the same.

In consideration of the total lump sum consideration paid by the Allottee to the Promoter, (including consideration towards the common areas and facilities appurtenant to the premises), the receipt whereof the Promoter hereby admit and acknowledge and of and from the same and every part thereof the Promoter hereby absolutely forever acquit, release and

discharge the Allottee being the entire consideration payable by the Allottee to the Promoter, the details whereof are set out as under:-

Amount	Cheque / UTR No.	Cheque Dated	Bank- Branch
Rs. -0,000/-	Towards deposit of TDS calculated at the rate of 1% of total sale consideration under Section 194-IA of the Income Tax Act, 1961 vide Challan bearing serial no. --- dated --- having BSR code		
Rs. -0,00,000/-	Total Consideration		

- 1 (b) The Allottee has paid on or before execution of this agreement a sum of Rs (Rupees _____ only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs(Rupees) in the following manner (refer Annexure D: Payment Plan):-
- i. Amount of Rs...../-(.....) (not exceeding 30% on the total consideration) to be paid to the Promoter after the execution of Agreement
 - ii. Amount of Rs...../-(.....) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building in which the said Commercial Unit is located.
 - iii. Amount of Rs...../-(.....) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including podiums and stilts of the building in which the said Commercial Unit is located.
 - iv. Amount of Rs...../-(.....) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Commercial Unit.
 - v. Amount of Rs...../-(.....) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Commercial Unit.

- vi. Amount of Rs...../-(.....) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building in which the said Commercial Unit is located.
 - vii. Amount of Rs...../-(.....) (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building in which the said Commercial Unit is located.
 - viii. Balance Amount of Rs...../-(.....) against and at the time of handing over of the possession of the Commercial Unit to the Allottee on or after receipt of occupancy certificate or completion certificate.
- 1(c) The total price as stated above excludes taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, GST and cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Commercial Unit, which shall be separately payable by the Allottee in the manner as may be decided by the Promoter. The Allottee has further agreed to deposit TDS calculated at the rate of 1% of Consideration amount (if applicable), as and when required to be paid under Section 194-IA of the Income Tax Act, 1961, copy of Challan shall be presented at the time of the execution of Deed of Conveyance / Sale Deed.
- 1(d) The total price is escalation free, save and except escalations/increases, due to the increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority, Local Bodies / Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published /issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.
- 1(e) The Promoter may allow, in its sole discretion, a rebate for early payments of equal 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. (refer Annexure D: Payment Plan)

- 1(f) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the Occupancy Certificate is granted by the Competent Authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three percent). The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit, then the Promoter shall refund the excess money paid by the Allottee within forty-five days with annual interest at the simple rate of 9% (Nine Percent) from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to the Allottee, the Promoter shall demand additional amount from the Allottee as per next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square metre as agreed in Clause 1(a) of this Agreement.
 - 1(g) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.
2.
 - 2.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Commercial Unit to the Allottee, obtain from the concerned local authority Occupancy and/or Completion Certificate in respect of the Commercial Unit.
 - 2.2 Time is of essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the Project and handing over the Commercial 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 instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1(c) hereinabove (“**Payment Plan**”).

3. The Promoter hereby declares that for construction of the said Project, the entire Floor Space Index [FSI] available as on date in respect of the Project Land has been utilized. And that the Allottee agrees that if in future there is any additional FSI available from the Competent / appropriate Authority for construction, then the Promoter shall become its absolute owner and shall have full right to make additional construction on the land and / or the buildings. The Allottee agrees and understands that all balance FSI (floor space index) surplus, future, available by purchase from the authority, floating, transferable or any FSI available in respect of the Project Land and the Project shall belong to and will be of ownership of the Promoter only and shall have full right to make additional construction on the land and / or the buildings or the Promoter can use such additional FSI at any other location. Further, the Allottee / Association of Allottees explicitly agrees to such use of the TDR-FSI by the Promoter and further understands that in the event such additional construction is undertaken in the said Project, the undivided share of the Allottee in the said Project Land shall be adjusted accordingly and the Allottee shall not object to such change and further agrees to co-operate with the Promoter in respect thereof. In case, if any revision is made in plans due to change / addition / purchase of FSI, the promoter shall not require consent of the allottees / Association of Allottees.
4.
 - 4.1 If the Promoter fails to abide by the time schedule for completing the Project and handing over the Commercial Unit to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the Project, simple interest at the rate of 9% (Nine Percent) per annum, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, simple interest at the rate of 9% (Nine Percent) per annum, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee(s) to the Promoter.
 - 4.2 Without prejudice to the right of Promoter to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share or taxes levied by concerned local authority and other outgoings) and on the Allottee committing three (3) defaults of payment of instalments, the Promoter shall at his own option, may terminate this Agreement:

PROVIDED that, Promoter shall give notice of fifteen (15) days in writing to the Allottee, by Registered Post AD at the address provided by the Allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, Promoter shall be entitled to terminate this Agreement.

PROVIDED further that, upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages (minimum 10% of the amount paid by the allottee till date will be forfeited and any government taxes paid by developer on behalf of allottee and any other charges or amount which may be payable to Promoter) within a period of thirty (30) days of the termination, the instalments of sale consideration of the Commercial Unit which may till then have been paid by the Allottee to the Promoter.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with brand, or price range to be provided by the Promoter at his/her/its option in the said Building as are set out in **ANNEXURE-“C”** annexed hereto.
6. The Promoter shall give possession of the Commercial Unit to the Allottee on or before 31st day of December, 2019. If the Promoter fails or neglects to give possession of the Commercial Unit to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Commercial Unit with interest at the same rate as may be mentioned in the clause 4.1 hereinabove from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

PROVIDED that the Promoter shall be entitled to reasonable extension for giving delivery of Commercial Unit on the aforesaid date, if the completion of Building in which the Commercial Unit is to be situated is delayed on account of –

- (i) war, civil commotion or act of God ;
- (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

7. **7.1 Procedure for taking possession:-**
The promoter upon obtaining the Occupancy Certificate from the competent authority and the payment made by the Allottee as per the Agreement shall offer in writing the possession of the Commercial 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 shall give

possession of the Commercial Unit to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or Association of Allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the Occupancy Certificate of the Project.

- 7.2 The Allottee shall take possession of the Commercial Unit within 15 days of the written notice from the Promoter to the Allottee intimating that the said Commercial Unit are ready for use and occupancy.
- 7.3 **Failure of Allottee to take Possession of Commercial Unit:-**
Upon receiving a written intimation from the Promoter as per Clause 7.1, the Allottee shall take possession of the Commercial Unit from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Commercial Unit to the Allottee. In case the Allottee fails to take possession within the time provided in clause 7.1 such Allottee shall continue to be liable to pay maintenance charges as applicable.
- 7.4 If within a period of three (3) years from the date of handing over the Commercial Unit to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Building in which the Commercial Unit is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible, such defects shall be rectified by the Promoter at 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, compensation for such defect in the manner as provided under the Act. Provided that the Promoter shall not be liable in respect of any structural defect or defects on account of workmanship, quality or provision of service which cannot be attributable to the Promoter / its agents or is otherwise beyond the control of the Promoter. Provided that the Promoter shall not be liable in respect of any defect that may arise (directly or indirectly) due to the physical intervention/tempering by the allottee/s in their particular unit or any part of the building by either their carpenters, plumbers, electricians, interior decorators, etc. which is beyond the control of promoter.
8. The Allottee shall use the Commercial Unit or any part thereof or permit the same to be used only for purpose of permissible commercial use. The Allottee shall use the parking space only for purpose of keeping or parking vehicle.

9. The Allottee along with other allottee(s) of Commercial Unit in the Building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven (7) days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organization of Allottee. No objection shall be taken by the Allottee, if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.
 - 9.1 Within (15) fifteen days of notice in writing given by the Promoter to the Allottee that the Commercial Unit is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e., in proportion to the carpet area of the Commercial Unit) of outgoings in respect of the Project Land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars and another expenses necessary and incidental to the management and maintenance of the Project Land and Building/s. Until the Society or Limited Company is formed, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined, the Allottee shall pay to the Promoter provisional contribution as may be intimated by the Promoter towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until the same is transferred to the Society or the Association of the Limited Company as aforesaid.
10. Over and above, the amounts mentioned in the Agreement to be paid by the Allottee, the Allottee shall on or before delivery of possession of the said premises shall pay to the Promoter such proportionate share of the outgoings as may be determined by the Promoter and which are not covered in any other provisions of this Agreement.
11. The Allottee shall pay to the Promoter an amount as may be intimated by the Promoter for meeting all legal costs, charges and expenses, including professional costs of the attorney-at-law/advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or

Federation and for preparing its rules, regulations, and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

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

13. **REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:-**

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

- (i) The Promoter has clear and marketable title with respect to the Project Land; as declared in the Title Report annexed to this Agreement and has the requisite rights to carry out development upon the Project Land and also has actual, physical and legal possession of the Project Land for the implementation of the Project;
- (ii) The Promoter has lawful rights and requisite approvals from the Competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the Project;
- (iii) There are no encumbrances upon the Project Land or the Project except those disclosed in the Title Report;
- (iv) There are no litigations pending before any Court of Law with respect to the Project Land or Project except those disclosed in the Title Report;
- (v) All approvals, licenses and permits issued by the Competent Authorities with respect to the Project, Project Land and said Building are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the Competent Authorities with respect to the Project, Project Land and said Building shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, Project Land, Building 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 with respect to the Project Land, including the Project and the said Commercial Unit which will, in any manner, alter / 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 Commercial Unit to the Allottee in the manner contemplated in this Agreement ;
 - (ix) At the time of execution of the conveyance deed of the structure to the Association of Allottees, the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees ;
 - (x) The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Project to the Competent Authorities;
 - (xi) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the Project Land and/or the Project except those disclosed in the Title Report.
14. The Allottee/s or himself/themselves with intention to bring all persons into whatsoever hands the Commercial Unit may come, hereby covenants with the Promoter as follows:
- (i) To maintain the Commercial Unit at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Commercial Unit is taken and shall not do or cause to be done anything in or to the Building in which the Commercial Unit is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the Building in which the Commercial Unit is situated and the Commercial Unit itself or any part thereof without the consent of the local authorities, if required ;
 - (ii) Not to store in the Commercial Unit any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Building in which the Commercial Unit is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the Building in which the Commercial Unit is situated,

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

- (iii) To carry out at his own cost all internal repairs to the said Commercial Unit and maintain the Commercial Unit in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or cause to be done anything in or to the Building in which the Commercial Unit is situated or the Commercial Unit, which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority ;
- (iv) Not to demolish or cause to be demolished the Commercial Unit or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Commercial Unit or any part thereof, nor any alteration in the elevation and outside colour scheme of the Building in which the Commercial Unit is situated and shall keep the portion, sewers, drains and pipes in the Commercial Unit and the appurtenance thereto in good and tenantable condition, and in particular, so as to support shelter and protect the other parts of the Building in which the Commercial Unit is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC parts or other structural supporters in the Commercial Unit without the prior written permission of the Promoter and/or the Society or the Limited Company;
- (v) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Project Land and the Building in which the Commercial Unit is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance;
- (vi) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Commercial Unit in the compound or any portion of the Project Land and the Building in which the Commercial Unit is situated ;
- (vii) Pay to the Promoter within fifteen (15) days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the Building in which the Commercial Unit is situated;
- (viii) Use the said Commercial Unit for the commercial purpose only and for no other purpose.

- (ix) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Commercial Unit by the Allottee for any purposes other than for purpose for which it is sold.
- (x) The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Commercial Unit until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up. The Promoter may if deemed necessary, upon written reasoned request of the Allottee, permit the Allottee to assign its rights under this Agreement to a third party. However any cost and expenses towards stamp duty / registration fees and/or any related expenses in relation to such assignment shall be solely borne by the Allottee;
- (xi) The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Building and the Commercial Unit therein and for the observance and performance of the Building Rules, Regulations and Bye-Laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society / Limited Company / Apex Body / Federation regarding the occupancy and use of the Commercial Unit in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement;
- (xii) The Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Buildings or any part thereof to view and examine the state and condition thereof;
- (xiii) The Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Project Land or any part thereof to view and examine the state and condition thereof.
- (xiv) The Allottee undertakes that they shall not or cause to be done upon the said Commercial Unit, or upon the common spaces of the said Project or any part thereof, anything which maybe socially undesirable, or which may be or may become nuisance or create harm, danger, risk, hazard or annoyance or in any way interfere with the peace or comfort of the members of the said Project. The Allottee also undertake that they shall not carry out any offensive or prohibitive activities or business or

commercial activity of any nature in the said Commercial Unit or in any part of the said Project.

15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or Association or Company or towards the outgoings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Commercial Unit and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Commercial Unit hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircase, terraces recreation spaces, will remain the property of the Promoter until the same is transferred as hereinbefore mentioned.
17. **PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:-**
After the Promoter executes this Agreement he shall not mortgage or create a charge on the *[Commercial 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 such [Commercial Unit].
18. **BINDING EFFECT:-**
Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan (refer Annexure D: 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 (if required as per the applicable law) as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (Thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

19. **ENTIRE AGREEMENT:-**

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

19.1 **SALE COMPLETION:-**

The sale shall be completed by executing single or separate Deeds of Conveyance, Usual Declaration on Title, Power of Attorney, other documents, papers and writings as are prepared by the Said Solicitors.

At the allottees instance, the final sale deed could be made in their name, or some other name or company as decided by the allottee.

20. **RIGHT TO AMEND:-**

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

21. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES:-**

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

22. **SEVERABILITY:-**

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

23. **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:-**

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the Commercial Unit to the total carpet area of all the Commercial Unit in the Project.

24. **FURTHER ASSURANCES:-**

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

25. **PLACE OF EXECUTION:-**

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

26. The Allottee and/or Promoter shall present this Agreement as well as the Conveyance at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.
27. That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D. and notified email ID/Under Certificate of Posting at their respective addresses specified below:

If to the Allottee: _____

Address:

Notified Email ID: _____

If to the Promoter: **M/S. Pushti Ventures**

Kind Attn.: Mr. Giriraj Natvarsinh Parmar (Partner, Pushti Ventures)

24/A, Nandigram Society,

Nr. Sanghvi Railway Crossing,

Naranpura, Ahmedabad - 380013

Notified Email ID: pushti.ventures@gmail.com

It shall be the duty of the Allottee and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which, all communications and letters posted

at the above address shall be deemed to have been received by the Promoter or the Allottee, as the case may be.

28. **JOINT ALLOTTEES:-**

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

29. **STAMP DUTY AND REGISTRATION:-**

The charges towards Stamp Duty and Registration and Solicitor / Vakil / Advocate legal charges of this Agreement / Deed of Conveyance, and any related documents shall be borne by the Allottee.

30. **DISPUTE RESOLUTION:-**

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

31. **GOVERNING LAW:-**

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and subject to clause 30 (Dispute Resolution), the Courts at Ahmedabad will have the exclusive jurisdiction for this Agreement.

IN WITNESS WHEREOF Parties here-in-above named have set their respective hands and signed this Agreement for Sale at Ahmedabad in the presence of attesting Witness, signing as such on the day first above written.

FIRST SCHEDULE

(Description of the Project land)

All that piece and parcel of non-agricultural lands situate, lying and being at Mouje: Memnagar, Taluka: Ahmedabad city, District: Ahmedabad, bearing F.P.No. 154 admeasuring 2,173 square meters comprised in Town Planning Scheme No. 1 of Memnagar, (Old Revenue Survey No.89/3), included in City Survey Memnagar, and bearing City Survey No. 1507/part, the said land is bounded as follows:-

On or towards East by	:	30-00 meters wide road
On or towards West by	:	Survey No. 89
On or towards North by	:	Survey No. 93/1
On or towards South by	:	Survey No. 89/1/2

SECOND SCHEDULE

(Description of the Commercial Unit)

All that commercial premises being Commercial Unit No. _____ admeasuring approximately _____ square meter i.e. _____ square feet (carpet area) on the _____ Floor of the building constructed on the said Project land and together with the right to use common amenities in the project known as “**Pushti Heights**” being constructed on the non-agricultural land described in the FIRST SCHEDULE, bounded as follows:

On or towards East :

On or towards West :

On or towards North :

On or towards South :

SIGNED, SEALED & DELIVERED BY
THE WITHIN NAMED
(THE PROMOTER)

PUSHTI VENTURES

Through its partner

(Partner, Pushti Ventures)

IN THE PRESENCE OF:

1. Name : _____

Signature: _____

2. Name: _____

Signature: _____

Received of and from the Allottee above named the sum of Rs. _____/- (Rupees _____ only) on execution of this Agreement towards Earnest Money Deposit or application fee

I say received.

(The Promoter)

PUSHTI VENTURES

Through its Partner

Partner, Pushti Ventures

SCHEDULE UNDER SECTION 32(A) OF THE REGISTRATION ACT, 1908

SIGNATURE, PHOTOGRAPH & THUMB IMPRESSION OF THE PROMOTER

NAME & SIGNATURE	PHOTOGRAPH	THUMB IMPRESSION
Partner, Pushti Ventures		

SIGNATURE, PHOTOGRAPH & THUMB IMPRESSION OF

THE ALLOTTEE

NAME & SIGNATURE	PHOTOGRAPH	THUMB IMPRESSION

ANNEXURE-‘A’

(Authenticated copies of the plans and specifications of the Commercial Unit agreed to be purchased by the Allottee as approved by the concerned local authority)

ANNEXURE –B

(Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority)

ANNEXURE-‘C’

(Specification and amenities for the Commercial Unit)

Sr. No	Specifications	Description
1	Flooring	▪ Vitrified flooring in office areas ▪ Kota stone on staircase ▪ China mosaic flooring on terrace
2	Windows	▪ Anodized aluminum section windows
3	Doors	▪ Laminated main doors
4	Toilets	▪ Ceramic glazed tiles in toilet ▪ Standard quality sanitary ware & fittings
5	Lift	▪ Automatic Elevator of standard make

ANNEXURE-‘D’

(Payment Plan)

Early Payment / Discount Payment Plan

Sr. No	Date	Payment Due
1		
2		
3		
4		
5		

Regular Instalment Plan / Normal Payment Plan

Sr. No	Stage	Payment Due
1	Advance Payment	10% of the total consideration
2	On Execution of Agreement	Additional 20% of the total consideration
3	On completion of the Plinth of the	Additional 15% of the total

	building	consideration
4	On completion of the slabs including podiums and stilts of the building	Additional 25% of the total consideration
5	On completion of the walls, internal plaster, floorings doors and windows of the said Commercial Unit.	Additional 5% of the total consideration
6	On completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Commercial Unit	Additional 5% of the total consideration
7	On completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building	Additional 5% of the total consideration
8	On completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building	Additional 10% of the total consideration
9	At the time of handing over of the possession of the Commercial Unit	Balance 5% of the total consideration