

AGREEMENT FOR SALE

THIS **AGREEMENT FOR SALE** is made and executed at
Pune on this _____day of _____

BETWEEN

I) M/S AKSHAY CONSTRUCTION COMPANY

A Registered Partnership Firm under
the provision of Indian Partnership Act 1932
having office at Khiwasara Group, Gultekadi,
Industrial estate, Plot No. 5, Capital Square
Building, Third Floor, Mukundnagar, Pune-411037
Pan No. **ABPFA5576M**
Through its Partners

- 1) **SHRI.NIRANJAN PRAVIN KHIWASARA**
Age – 33 yrs., Occupation. – Business
Aadhar No. 8919 2000 9371
- 2) **SHRI.ABHISHEK PRAVIN KHIWASARA**
Age – 30 yrs., Occupation. – Business
Aadhar No. 6988 2342 1025

Hereinafter referred to or called as **“THE OWNER/PROMOTER”**
(which expression unless repugnant to the context or meaning
thereof shall mean and include its present partner/s, partner/s
who may continue/s as the partner of the firm and person/s who
may be admitted as the partner of the firm on reconstitution of
the firm and on dissolution of the firm right, and obligation,
under this agreement to whom allotted and partner/s heirs,
executors, administrators, but does not include the partner/s
who ceases to be the partner of the said firm and his/her heirs,
executors, administrators, etc.)

... PARTY OF THE FIRST

PART

AND

- II) 1)** _____
Age – ____ years, Occupation – _____
R/at – _____
PAN NO. – _____
AADHAR NO. – _____

2) _____

Age – ___ years, Occupation – _____

R/at – _____

PAN NO. – _____

AADHAR NO. – _____

Hereinafter referred to or called as **“ALLOTTEE/S” / “PURCHASER/S”** (which expression unless repugnant to the context or meaning thereof shall mean and include he/ she/ they/ himself/ herself/ themselves, and his/her/their heirs executors, administrators only).

... PARTY OF THE SECOND PART

WHEREAS

WHEREAS All that piece and parcel of land bearing Survey No. 130 Hissa No. 4 admeasuring 00 Hectors 24 Ares Plus Potkharaba area admeasuring 00 Hectors 01 Ares totally area admeasuring 00 Hectors 25 Ares assessed of Rs. 00 Ruppee 50 Paisa situated at village Dhayari within the limits of Sub Registration District Pune Taluka Haveli and within the local limits of Pune Municipal Corporation. [herein after referred to as the "Said Property"] which is more particularly described in the Schedule A is owned by M/s Akshay Construction Company through Partners Shri. Niranjan Pravin Khiwasara and Shri. Abhishek Pravin Khiwasara.

AND WHEREAS It appears from 7/12 extracts from the year 1970-71 that, the land bearing Survey No. 130 Hissa No. 4 admeasuring 00 Hector 25 Ares of village Dhayari was originally owned by Shri Ratanlal Chogalal Mantri and Shri. Rameshchandra Raghunath Rathi.

AND WHEREAS on 09/09/2019 Shri Ratanlal Chogalal Mantri and Shri. Rameshchandra Raghunath Rathi have executed Sale

Deed in respect of said property in favour of M/s Akshay Construction Company [herein after referred to as the "Said Promoter/Owner"] The said Sale Deed is registered in the office of Sub-Registrar Haveli No. 20 at Serial No. 15729/2019 on 09/09/2019. Accordingly, names of M/s Akshay Construction Company through its Partner Shri. Mahaveer Mangilal Bafna and Shri. Milind Kundlik Pokale have been mutated in the 7/12 extract of the said Property.

AND WHEREAS said Promoter/Owner has obtained the sanction to the proposed building plans from the Pune Municipal Corporation vide Commencement Certificate No. CC/3329/22 dt. 20/03/2023 and further Revised building plans from the Pune Municipal Corporation vide Commencement Certificate No. CC/1093/24 dt. 23/07/2024.

AND WHEREAS said OWNER/ PROMOTER has obtained the rights to develop the Said Property and accordingly floated the Residential project on the Said Property admeasuring 00 Hector 25 Ares. the description of which is given in Schedule A hereunder written. The Owner/Promoter evolved a scheme under the name and style **"NAKSHTRA"** thereon for constructing Residential/Commercial **building** on the project land having **Ground Floor (Parking) + Commercial Showroom + above 13 floors.**

AND WHEREAS the ALLOTTEE has offered for allotment of an **FLAT No. _____** situate on _____ **FLOOR** (hereinafter referred to as the said Flat) in the building (hereinafter referred to as the said building) being constructed in the project named **"NAKSHTRA"** on the Said Land by the Promoter.

AND WHEREAS the OWNER/ PROMOTER has entered into a standard agreement with an Architect registered with the

Council of Architects and such agreement/s is in accordance with the regulations prescribed by the said Council Architect Jay Aeram & Associates.

AND WHEREAS the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at _____ no _____; authenticated copy is attached in Annexure 'F';

AND WHEREAS the OWNER/ PROMOTER has appointed a structural Engineer for the preparation of the structural design and drawings of the said building/s and the OWNER/PROMOTER accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/s;

AND WHEREAS on the basis of aforesaid Sale Deed the OWNER/ PROMOTER has the sole and exclusive right and authority to carry out development of the project land and to carry out acts such as to advertise the development scheme, commence, carry on and complete the development scheme, and to execute agreement/s with prospective allottee/s and to accept consideration from him/her/them, pass valid receipts, present the said agreement/s with the proper registration office, admit execution thereof and complete entire registration procedure, form a co-operative society or an Association of Apartment or a joint stock company of the allottee of various units in the building;

AND WHEREAS on demand from the Allottee, the OWNER/ PROMOTER has given inspection to the Allottee of all documents of title, relating to the project land, and the plans, designs and specifications prepared by the OWNER/ PROMOTER'S Architect Jay Aeram & Associates and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to the said Act) and rules and regulations made thereunder;

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 extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.

AND WHEREAS the authenticated copies of the plans as approved by the PUNE MUNICIPAL CORPORATION vide commencement certificate No. CC/3329/22 dt. 20/03/2023 and further Revised Building Plan as approved by the PUNE MUNICIPAL CORPORATION vide commencement certificate No. CC/1093/24 dt. 23/07/2024 have been annexed hereto and marked as Annexure C-1.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure C-2,

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as Annexure D.

AND WHEREAS the Promoter 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

including revised permissions, so as to obtain Building Completion Certificate or Occupancy Certificate of the said “NAKSHTRA”.

AND WHEREAS while sanctioning the said plans, the concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Owner/Promoter while developing the project land 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 Owner/Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans;

AND WHEREAS the Allottee/s has/have applied to the Promoter for allotment of a FLAT No. _____ on _____ **Floor** in the building "_____" being constructed in the Said Property;

AND WHEREAS the carpet area of the said Flat is _____ square meters and "carpet area" means the net usable floor area of an Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the Flat;

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 Flat agreed to be sold by the Owner/Promoter to the Allottee/s as advance payment or Application Fee (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 the Owner/Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at no. _____; authenticated copy is attached in **Annexure 'E'**;

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

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Flat and the One Car parking.

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

1. The Promoter shall construct the said building/s consisting of basement and ground/ stilt, /..... podiums, and upper floors 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 Apartment of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

1.a (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Apartment No. _____ of the type of carpet area admeasuring _____ sq. metres on _____ floor in the building/wing (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked Annexures C-1 and C-2 for the consideration of Rs. _____ including Rs _____ being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

(the price of the Apartment including the proportionate price of the common areas and facilities and parking spaces should be shown separately).

(ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee garage bearing Nos admeasuring _____ sq. ft. having _____ ft. length x _____ ft. breath x _____ ft. vertical clearance and situated at _____ Basement and/or stilt and /or _____ podium being constructed in the layout for the consideration of Rs. _____/-

(iii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee covered parking spaces bearing Nos _____ admeasuring _____ sq. ft.

having_____ft. length x _____ft. breath _____x _____ft. vertical clearance and situated at _____Basement
And /or stilt and /or podium being constructed in the layout for the consideration of Rs. /-.

1(b) The total aggregate consideration amount for the Flat including parking spaces is thus Rs. _____/- (Rupees _____ only).

1(c) 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_____.) and shall be deposited in RERA Designated Collection Bank Account 007405012191 In ICICI Bank , Kondhwa Branch having IFS Code ICICI0000074 situated at S No 1/A, Krishnakeval Nagar, Main Kondhwa Road, Adjacent To Heaven Hill SOC. Kondhwa Pune-411048 . In addition to the above bank account, I/we have opened in the same bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account having Account No. 007405012190 and 007405012189 respectively.

PARTICULARS OF PAYMENT -

- i. Amount of Rs...../- (.....) (Not exceeding 30% of 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 or wing in which the said Apartment 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 or wing in which the said Apartment 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 Apartment.

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 up to the floor level of the said Apartment.

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 or wing in which the said Apartment 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 maybe prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.

viii. Balance Amount of Rs.... /- (.....) against and at the time of handing over of the possession of the Apartment to the Allottee

on or after receipt of occupancy certificate or completion certificate.

1(d) The Total Price above excludes Stamp Duty and Registration Charges, Taxes (consisting of tax paid or payable by the Promoter by way of Goods and 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 Flat) and which shall be borne by the allottee as and when applicable.

1(e) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from 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(f) The Promoter may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee by discounting such early payments @ % per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.

1(g) 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 three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

1(h) 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.

Note: Each of the instalments mentioned in the sub clause (ii) and (iii) shall be further subdivided into multiple instalments linked to number of basements/podiums/floors in case of multi-storied building /wing.

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 Flat to the Allottee/s, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Flat.

2.2 Time is essence for the Owner/Promoter as well as the

Allottee/s. The Promoter shall abide by the time schedule for completing the project and handing over the said Flat 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 as provided in clause 1 (c) herein above. ("Payment Plan").

3.1 The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is **2500 square meters** only and Promoter has planned to utilize Floor Space Index of **6579.12 square meters** by availing of TDR or FSI available on payment of premiums 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 **8629.41 Sq.mtrs.** as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Flat based on the proposed construction and sale of Flat s to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

4.1 If the Promoter fails to abide by the time schedule for completing the project and handing over the Flat to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, 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, interest as specified in the Rule, 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 pro Propionate share of taxes levied by concerned local authority and other outgoings) and on the allottee committing three defaults of payment of installments, the Promoter shall at his own option may terminate this Agreement:

Provided that, Promoter 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 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 or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the installments of sale consideration

of the Apartment 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 to be provided by the Promoter in the said building and the Flat are as set out in Annexure 'E', annexed hereto.

6. Subject to receipt of full consideration/ price, the Promoter shall give possession of Flat to the Allottee on or before _____ of **"NAKSHTRA"**. If the Promoter fails or neglects to give possession of the Flat 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 Flat with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Promoter shall be entitled to reasonable extension of time for giving delivery of Flat on the aforesaid date, if the completion of building in which the Flat 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.

7.1 Procedure for taking possession –

The Promoter, upon obtaining the occupancy certificate from the competent authority, shall within 7 days thereof offer in writing the possession to the Allottee, which shall be handed over upon receipt of payment as per agreement from 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 from date of intimation that the said Flat are ready for use.

7.2 The Allottee shall take possession of the Flat within 15 days of the written notice from the Promoter to the Allottee intimating that the said Flat are ready for use and occupancy:

7.3 Failure of Allottee to take Possession of Flat Upon receiving a written intimation from the Promoter as per clause 7.1, the Allottee shall take possession of the said Flat 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 said Flat to the allottee. In case the Allottee fails to take possession within the time provided in clause 7.2 such Allottee shall continue to be liable to pay maintenance charges as applicable from date of intimation given by the Promoter that the said Flat are ready for use.

7.4 If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his 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.

8. The Allottee shall use the Flat or any part thereof or permit the same to be used only for purpose of Flat for Residential. He shall use the garage or parking space only for purpose of keeping

or parking vehicle.

9. The Allottee along with other allottee(s) of Apartments in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organization 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.

9.1 The Promoter shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Vendor/Lessor/Original Owner and/or the owners in the said structure of the Building or wing in which the said Flat is situated.

9.2 The Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the project land on which the building with multiple wings or buildings are constructed.

9.3 Within 15 days after notice in writing is given by the

Promoter to the Allottee that the Apartment 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 Apartment) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee 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 monthly contribution of Rs. per month towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

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

(i) Rs. for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.

(ii) Rs. for formation and registration of the Society or Limited Company/Federation/ Apex body.

(iii)Rs. for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body.

(iv) Rs.for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body.

(v) Rs..... For Deposit towards Water, Electric, and other utility and services connection charges &

(vi) Rs _____ for deposits of electrical receiving and Sub Station provided in Layout

11. The Allottee shall pay to the Promoter a sum of Rs. 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 /wing of the 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/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

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

vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said [Flat] which will, in any manner, affect the rights of Allottee under this Agreement;

viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said [Flat] 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 till Completion Certificate 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 for himself/themselves with intention to bring

all persons into whosoever hands the Flat may come, hereby covenants with the Promoter as follows :-

i. To maintain the Flat at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Flat is taken and shall not do or suffer to be done anything in or to the building in which the Flat is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Flat is situated and the Flat itself or any part thereof without the consent of the local authorities, if required.

ii. Not to store in the Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Flat is situated, including entrances of the building in which the Flat is situated and in case any damage is caused to the building in which the Flat is situated or the Flat on account of negligence or default of the 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 Flat and maintain the Flat in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Flat is situated or the Flat which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the 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 Flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat is situated and shall keep the portion, sewers, drains and pipes in the Flat and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs outer and inner plaster or RCC, Pardis or other structural members in the Flat 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 Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the project land and the building in which the Flat is situated.

vii. Pay to the Promoter within fifteen 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 Office/ Flat is situated.

viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other

public authority, on account of change of user of the Flat by the Allottee for any purposes other than for purpose for which it is sold.

ix. 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 Flat until all the dues payable by the Allottee to Promoter under this Agreement are fully paid up.

x. The Allottee shall observe and perform all the rules and regulations which the Society/Association or the Limited Company or Apex Body 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 Flat s 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 Flat in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

xi. Till a conveyance of the project land on which the building in which Flat is situated is executed in favour of Co-operative Housing Society/Association, 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.

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 out goings, 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 Flat s and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred as hereinbefore mentioned.

17. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

a. After the Promoter executes this Agreement he shall not mortgage or create a charge on the said Flat 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 Flat.

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 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 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 the 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 Flat as the case may be.

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 [Flat], in case of a transfer, as the said obligations go along with the [Flat] 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 as applicable 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 [Flat] to the total usable floor area of all the Flat s 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 of 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 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.

26. The Allottee and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the 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:

Name of Allottee - _____

Add : - _____

Notified Email ID/: _____@gmail.com

Mobile No. : _____

Name of Promoter :- **M/S AKSHAY CONSTRUCTION COMPANY**

Add:- C/o Khiwasara Group, Plot no 5, 3rd
Floor, Capital Square, Mukundnagar,
Gultekdi

Industrial Estate, Pune - 411037

Notified Email ID :- info@khiwasaragroup.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 of this Agreement shall be borne by the allottee.

30. Dispute Resolution: - Any dispute between parties shall be settled 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 the courts will have the jurisdiction for this Agreement

FIRST SCHEDULE

[Description of Property]

All that piece and parcel of land bearing Survey No. 130 Hissa No. 4 admeasuring area 00 Hectors 24 Ares plus Potkharaba area admeasuring 00 Hectors 01 Ares totally area admeasuring 00 Hectors 25 Ares situated at village Dhayari within the limits of Sub Registration District Pune Taluka Haveli and within the local limits of Pune Municipal Corporation. and bounded as follows –

On or towards the East : By Land of Shri. Sadaba R Pokale
out of Survey No. 130/8/1

On or towards the South : By Land of Shri. Sopan Tukaram
Pokale out of Survey No. 129

On or towards the West : By Road and Land of Shri. Pise out
of Survey No. 130/5 and 30 Mtrs D.P.Road

On or towards the North: By Land of Shri. Gokhale out of Survey
No. 130/8

Together with all rights, title and or interest, hereditaments,
privileges, easements, appurtenances, right of ingress and
egress, approach road etc., attached thereto.

NOTE: Boundaries as per Government Record are to be
considered and the same shall prevail over.

SECOND SCHEDULE

A] COMMON AREAS AND FACILITIES:

A) Description of Common Areas Provided:

Sr No	Types of Common areas Provided	Proposed Date of Occupancy Certificate	Proposed Date of Handovers For use	Size/Area of the Common Area Provided
1	Regular Staircase	31/03/2028	31/03/2028	182.52 sq.mtr
2	Fire Staircase	31/03/2028	31/03/2028	877.4 sq.mtr
3	Lobby	31/03/2028	31/03/2028	622.5 sq.mtr
4	Common Lobby-	31/03/2028	31/03/2028	6.50 sq.mtr

B) Facilities /Amenities provided/to be provided within the buildings including Common area of the buildings:

Sr No	Types of facilities/ amenities Provided	Phase Name/ Number	Proposed Date of Occupancy Certificate	Proposed Date of Handling overs to the society/ common Organization	Size/Area of the facilities / amenities Provided	FSI utlized or free of FSI
1	Sewage treatment plant	Nakshtra	31/03/2028	31/03/2028	18.34 SQ.METER	free of FSI
2	Overhead Water Storage Tank	Nakshtra	31/03/2028	31/03/2028	96.80 CUBIC METER	free of FSI
3	Underground water tank	Nakshtra	31/03/2028	31/03/2028	99.64 CUBIC METER	free of FSI
4	Electrical Meter room	Nakshtra	31/03/2028	31/03/2028	1 nos	free of FSI
5	Landscaping & Tree Planting	Nakshtra	31/03/2028	31/03/2028	1000 sq. ft	free of FSI
6	Street Lighting	Nakshtra	31/03/2028	31/03/2028	5 nos	free of FSI
7	Strom Water drain	Nakshtra	31/03/2028	31/03/2028	1 nos	free of FSI

C) Facilities /Amenities provided/to be provided within the layout and /or Common area of the Layout:

Sr No	Types of facilities/ amenities	Phase Name/ Number	Proposed Date of Occupancy	Proposed Date of Handling	Size/Area of the facilities/	FSI Utilized or
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	Provided		Certificate	overs to the society/ common Organization	amenities Provided	free of FSI
1	12 Meter Internal road	Nakshtra	31/03/2028	31/03/2028	184.49 Sq.M	free of FSI
2	3 Meter Internal road	Nakshtra	31/03/2028	31/03/2028	178.40 Sq.M	free of FSI

D) The Size and Location of the Facilities/ Amenities in the form of Open space (RG/PG etc.) provided/provided to be within the Plot and /or within the layout.

Sr No	Types of open (RG/PG) to be Provided	Phase Name/ Number	Size of open space to be Provided	Proposed Date of availability for use	Proposed date of Handling over to Common organization
1	Recreational Ground	Nakshtra	205.66 SQ.METER	31/03/2028	31/03/2028

E) Details of Specification of the Lifts:

Sr No	The Lift (Passenger/Service/ Stretcher/goods/Fire evacuation/any others	Total Number of Lifts Provided	Number of Passenger or Carrying In Weight (KG)	Speed
1	Fire	1	8 Passenger or 544 kg	1 meter per second
2	Passenger	1	13 Passenger or 884 KG	1 meter per second

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED
THIS AGREEMENT AT PUNE ON THE DAY AND THE YEAR
FIRST HEREINABOVE WRITTEN

SIGNED AND DELIVERED
by the within-named
AKSHAY CONSTRUCTION COMPANY
Through its Partners

1) **SHRI NIRANJAN PRAVIN KHIWASARA** _____

2) **SHRI ABHISHEK PRAVIN KHIWASARA** _____
OWNER/PROMOTER

SIGNED AND DELIVERED
by the within-named

ALLOTTEE/S / PURCHASER/S

IN THE PRESENCE OF :-

1)
Signature _____

Name _____

Address _____

2)

Signature _____

Name _____

Address _____

SCHDULE -A

(Description of the said FLAT)

All that

FLAT No.	_____
Carpet Area	_____ sq.mtrs. (____ sq.ft) carpet
Area of enclosed balcony	_____sq.mtrs.(____ sq.ft.)
Area of balcony	_____sq.mtrs.(____ sq.ft.)
Floor	_____
Buiding /Name	“NAKSHTRA”
Car Parking No.	_____
Area of Parking	_____ sq.mtrs. (____ sq.ft)

Note: That the parking space including the parking sold to the allottee/s shall be used only for the purpose of parking.
being constructed on the said Property, more particularly described in the Schedule I written above, together with fixtures,

fittings, facilities, amenities, exclusive facility (if specifically agreed to), and together with easements, appurtenances, ingress, egress, incidental and ancillary things thereto, and as delineated in the floor map annexed hereto.

ANNEXURE

(Specifications of the buildings and tenements)

Foundation:-

- Foundation as per the R.C.C. Consultant's recommendation.

Structure & Masonry:-

- RCC framed earthquake resistant structure
- 5" & 5" thick external and internal walls
- Double coat sand faced plaster for external walls
- Back coat to external walls
- Internal walls – gypsum finish

Electrification:-

- Adequate electric points
- Concealed copper wiring with premium quality switches
- TV, DTH & Telephone points in living room

Flooring:-

- Designer premium vitrified tiles In Living Area, bedrooms and balcony
- Anti-skid / rustic flooring in toilets

Kitchen:-

- Granite kitchen platform with stainless steel sink
- Glazed tile dado upto beam bottom
- Exhaust fan provision (electrical point) in the kitchen and bathroom

Doors & Door frames:-

- Laminated Main Door

- Internal Laminated door
- Mortise Lock for Main Door
- Good quality SS fitting

Railing:-

- Attractive MS railing with in balcony and Staircase

Windows:-

- Anodized aluminum windows with mosquito net

Painting:-

- External: Acrylic weather-proof paints
- Internal: Premium OBD paint for walls & ceilings

Toilets:-

- Good quality C.P. fittings
- Granite Door frames
- Premium commodes in all toilets
- Basins in all bathrooms
- dado tiles up to lintel level in all bathrooms
- Concealed plumbing
- Single level diverters in all bathrooms
- 8 ltr flush tanks
- Provision for water geyser
- Provision for Exhaust fans in all toilets

Lift & Common Areas:-

- Designer high speed elevator
- Common area lights and water pump

Waterproofing:-

- All the bathrooms
- balconies
- Top Terrace
- Underground lift pit
- Underground and overhead water tank

NOTE :-

