

Annexure 'A'
Model Form of Agreement to be entered into
between Promoter and Allottee(s)
(See rule 10(1))

This Agreement made at.....this.....day of.....in the year Two Thousand

And Between

M/s ASSOCIATED RECONS LLP (PAN NO. AAYFA3148F)

A Limited Liability Partnership Firm,

Having its Office at: Devashish , Plot no 7 , S. No 43 , Karvenagar , Pune 411052

Through its Partner and Authorized Signatory:

Shri. Deepak Anant Kulkarni

Age – 64 years, Occ – Business

And

Shri. Kedar Prabhakar Sabne

Age – 45 years, Occ – Business

Hereinafter referred to as "the Promoter of the One Part

and

(.....)

Having address at

Hereinafter referred to as "the Allottee" of the Second Part.

AND

1. SILVERLINE APARTMENTS CONDOMINIUM,

Apartment Condominium registered under the Maharashtra Apartment Ownership Act 1970 having registered office at SILVERLINE APTS., BEHIND HOTEL MIRCH MASALA, KOTHRUD, PUNE 411038

Through its duly authorized office bearers:

i. DEEPAK GHANSHYAM KSHIRSAGAR

AGE: 63 YEARS, OCCUPATION: RETIRED

PAN NO.: ABTPK7003P

RESIDING AT: A 14, GANADHISH SANKUL, SAINAGAR, HINGANE KHURD, PUNE 411051

ii.Mr. VIJAY MADHAV REKHI

AGE: 55YEARS, OCCUPATION: BUSINESS

PAN NO.: AHJPR7461C

RESIDING AT: LALIT E-906, NANDED CITY, SINHAGAD ROAD, PUNE411041

Hereinafter referred to as Apartment Associations No.1[and which expression shall unless repugnant to the context or meaning thereof shall mean and include the Apartment Association, administrators, and its successor in office and its present and future members, legal heirs, assignees, and executors].

2. NISHIGANDH APARTMENTS CONDOMINIUM,

Apartment Condominium registered under the Maharashtra Apartment Ownership Act 1970 having registered office at NISHIGANDH APTS., BEHIND HOTEL MIRCH MASALA, KOTHRUD, PUNE 411038

Through it's duly authorized office bearers:

i.SANTOSH GOVINDRAO JADHAV

AGE: 57YEARS, OCCUPATION: SERVICE

PAN NO.: AAWPJ7506L

RESIDING AT: 4, NISHIGANDH APTS., BEHIND HOTEL MIRCH MASALA, KOTHRUD, PUNE 411038

ii. MAKARAND BALKRISHNA YEDGAONKAR

AGE: 50YEARS, OCCUPATION: BUSINESS

PAN NO.: AASPY6496J

RESIDING AT: 6, NISHIGANDH APTS., BEHIND HOTEL MIRCH MASALA, KOTHRUD, PUNE 411038.

Hereinafter referred to as Apartment Associations No.1[and which expression shall unless

repugnant to the context or meaning thereof shall mean and include the Apartment Association, administrators, and its successor in office and its present and future members, legal heirs, assignees, and executors].

That both Apartment Association No.1 and Apartment Association No.2 referred above shall be collectively referred to as “**Consenting Party/ Apartment Association**”

PARTY OF THE THIRD PARTY

That the members of Apartment Associations No.1 and No.2 jointly/collectively shall be referred to as the Members.

PREAMBLE

Part I

AND WHEREAS all that piece and parcel of land bearing Survey No. 167/A, Hissa No.2/26, Plot No.40, corresponding City Survey No. 650, area admeasuring **570square meters (6133.2sq.ft.)** situated at Kothrud, Pune City, Pune, District Pune, within the limits of Pune Municipal Corporation which is more particularly described in the **Schedule-I** written hereunder, herein after called and referred to as the “said Land/Plot/Property No.1” was originally owned by Smt. Sarojanibai Balwant singh Arora.

AND WHEREAS, the said owner decided to entrust Development rights in respect of the said Property No.1 in favour of M/s Antarkar& Joshi, a partnership firm registered as per the provisions of Partnership Act, 1932 by executing Development agreement dated 26/10/1989 and power of attorney dated 27/10/1989.

AND WHEREAS, pursuant to the Development Agreement and Power of Attorney said M/s Antarkar& Joshi had acquired the rights to develop and make construction of building/s consisting of residential/commercial premises on the said Property No.1 and to sell them on ownership basis to the prospective purchasers.

AND WHEREAS, accordingly said M/s Antarkar&Joshi applied for the necessary building plans in respect of the building to be constructed and accordingly Pune Municipal Corporation time to time by its letter/Commencement certificates/Nos. 5626

dated 19/1/1990, No.2391 dated 02/08/1991, No. 2031 dated 07/10/1992, No. 6176 dated 06/08/1999, No. 6373 dated 08/11/1999 has granted its permission for construction of building and the said Developer commenced the work of construction in accordance with the building plans approved and sanctioned by the Pune Municipal Corporation and has completed the construction of building thereon pursuant to the Completion Certificate No. 2601 dated 26/11/1999 and named the said building as **Silver line Apartments.**

AND WHEREAS,M/s Antarkar& Joshi has entered into various agreements with purchasers agreeing to sale the respective tenements in the building constructed on the said Property No.1 and in respect to the above agreement's M/s Antarkar& Joshi has handed over the possession of the said flats to the respective purchasers after receiving agreed consideration thereon.

AND WHEREAS,the M/s Antarkar& Joshi decided to submit the said Property No.1 along with the said building constructed thereon to the provision of Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration dated 16/07/2015, which is duly registered in the office sub-registrar Haveli No. 13 Pune at serial no. 6371/2015, that said Deed of Declaration was executed by Mr. Niranjana Devshankar Joshi i.e. one of the partners of the M/s Antarkar& Joshi firm on behalf of original owner, instead of Mr. Vijay Niranjana Joshi, who is also one of the partners of the M/s Antarkar& Joshi firm and the constituted attorney for the original owner, therefore to rectify the mistakes said M/s Antarkar& Joshi again executed the Deed of Declaration dated 11/09/2015, which is duly registered in the office sub-registrar Haveli No. 13 Pune at serial no. 8176/2015.

Thereafter said M/s Antarkar& Joshi executed and registered Deed of Apartments in favour of all the purchasers and thereby declared respective purchasers as Owners of their respective flats.

AND WHEREAS,there are 13 members of the Apartment, who are the owners of 13 flats in the existing building constructed in the year 1999 on the said Property No.1.

Part II

AND WHEREAS,all that piece and parcel of land bearing Survey No. 167/A , H.NO 2/26, Plot No. 41, corresponding City Survey No. 660, area admeasuring **464.68 square meters (5000sq. ft.)** situated at Kothrud, Pune City, Pune, District Pune, within the limits of Pune Municipal Corporation which is more particularly described in the **Schedule II** written hereunder, herein after called and referred to as the “said Land/Plot/PropertyNo.2” was originally owned by M/s Ajinkya Builders a partnership firm registered as per the provisions of Partnership Act, 1932, represented by three partners namely 1.Mr. Chandrashekhhar Dadabhau Badhe, 2. Mrs. TarabaiNivrutti Borkar and 3. Mrs. Nilima Shripad Gundale.

AND WHEREAS, the said owners decided to develop and make construction of building/s consisting of residential/commercial premises on the said Property No.2 and to sell them on ownership basis to the prospective purchasers.

AND WHEREAS,accordingly said M/s Ajinkya Builders applied for the necessary building plans in respect of the building to be constructed and accordingly Pune Municipal Corporation time to time by its letter/Commencement certificates/No. 3086 dated 11/04/1989 has granted its permission for construction of building and the said Developer commenced the work of construction in accordance with the building plans approved and sanctioned by the Pune Municipal Corporation and has completed the construction of building thereon pursuant to the Completion Certificate No. 2475 dated 23/10/1992 and named the said building as **Nishigandh Apartments**.

AND WHEREAS,M/s Ajinkya Builders has entered into various agreements with purchasers agreeing to sale the respective tenements in the building constructed on the said Property No.2 and in respect to the above agreement’s M/s Ajinkya Builders has handed over the possession of the said flats to the respective purchasers after receiving agreed consideration thereon.

AND WHEREAS,the M/s Ajinkya Builders decided to submit the said Property No.2 along with the said building constructed thereon to the provision of Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration dated 10/12/2003,

which is duly registered in the office sub-registrar Haveli No. 4 Pune at serial no. 10038/2015.

Thereafter said M/s Ajinkya Builders executed and registered Deed of Apartments in favour of all the purchasers and thereby declared respective purchasers as Owners of their respective flats.

AND WHEREAS, there are 9 members of the Apartment, who are the owners of 9 flats in the existing building constructed in the year 1992 on the said Property No.2.

Part III:

AND WHEREAS, the buildings and the flats had become old and requires heavy repairs and also the area of each flat is small and there is potentiality of getting the flats of more area to the existing members of the Party of First and Second Part, by redevelopment of the said Entire Property/Land i.e. the Property mentioned in the **Schedule-I and Schedule-II** together and collectively shall be referred to as the **said Property/Land** and which is more particularly written hereunder as **Schedule-III** by demolishing the structures and also redeveloping the said properties by amalgamating the Properties mentioned in Schedule-I and II together and by getting plan sanctioned for availing additional FSI and also TDR. However, the Apartment Associations No.1 and No.2 and its members do not have the requisite knowledge, know-how and funds required for such redevelopment of the said Entire Property/Land and hence, the Party of the First and Second Part and its members decided to assign and grant the development rights of the said Entire Property/Land to the prospective Developer.

AND WHEREAS, it is agreed and decided between the Party of First and Second part to redevelop their properties jointly for the benefit of both the parties and for that purpose to amalgamate the properties mentioned in Schedule I and Schedule II for the betterment of the Apartment Associations No.1 and No.2 and its Members and to utilize entire FSI / FAR area of the said Entire Property/Land and allow the prospective Developer to obtain and consume additional FSI / TDR / Paid FSI / Premium FSI, which may be permissible and allowable as per the rules and regulations of PMC and consume the same on the said Entire Property/Land.---i.e up to 2.3 FSI along with 0.6 of ancillary FSI.

AND WHEREAS,said Apartment Association No.1 and No.2 and its members vide separate resolutions dated 21/4/2019 passed in their respectiveSpecial Body General Meeting, resolved to redevelop their respective properties jointly through prospective Developer. The copies of said resolutions are attached hereunder as **Annexure** ____.

AND WHEREAS,accordingly Apartment Associations No.1 and no.2 called offers of various developers and after scrutinizing the various Offers, accepted and agreed to grant the rights of development of said Entire Property/ Land etc. to Developer herein. In this agreement wherever the context or meaning so requires the contents of this paragraph shall be construed as the development and/or redevelopment.

AND WHEREAS,accordingly said Apartment Association No.1 and No.2 and its members vide separate resolutions dated 21/4/2019 and passed in their society to confirm respective Special General Body Meeting, accepted and approved the combined offer dated 22/02/2019 submitted by the Developer herein and thereby resolved to appoint Developer herein to jointly redevelop their respective properties. The copies of said resolutions are attached hereunder as **Annexure** ____.

The said combined offer dated 22/02/2019 read with revision letter (due to UDCPR 2020) dated 12/02/2021 accepted by the Apartment Association No.1 and No.2 and its members is annexed herewith as **Annexure** ____.

AND WHEREAS, the Developer has paid the required amount of premium for ULC clearance u/s 20 of ULC Act and obtained the necessary permission for redevelopment vide order/ NOC dated 10/03/2021 from the Office of the Collector and Competent Authority, Pune Urban Agglomeration, Pune.

AND WHEREAS for the purpose of redevelopment, the said Apartment Association/Consenting Party herein through its authorized signatory and members executed Development Agreement in favour of Developer, dated 10/08/2021, which is duly registered in the office of Sub-Registrar Haveli No.15, Pune at Serial No.12560/2021 on 11/08/2021. That said Apartment

Association also executed Irrevocable Power of Attorney dated 10/08/2021 in favour of said Developer for purpose of carrying out the redevelopment of the said Property in terms of Development Agreement dated 10/08/2021 and the said irrevocable power of attorney is duly registered in the joint sub registrar Haveli No. 15, Pune at serial No.12561/2021 on 11/08/2021.

AND WHEREAS by virtue of the documents referred hereinabove, the Developer alone has the sole, exclusive and absolute rights to redevelop the Said Property and dispose off the residential apartments/units, to be constructed on the Said Property except apartments to be constructed for existing members of Apartment Association and to accept the price/consideration by executing the requisite agreements in favour of the intending Purchaser/s.

AND WHEREAS the Developer submitted plans for development of Said Property to Pune Municipal Corporation which are sanctioned by Pune Municipal Corporation as per commencement certificate dated 17/05/2023 bearing no. CC/0369/23. (The same is attached herewith as Annexure __). The Developer accepts the professional supervision of Architect and the Structural Engineer till the completion of the said building/s but the Developer herein has reserved the right to change such Architect and Structural Engineers during the construction or before the completion of the building/s.

AND WHEREAS having come to know about the proposed project and/or ownership scheme, the Purchaser/s approached the Developer, with a view to purchase one of the residential flat/apartments/unit in the said project and applied to the Developer for allotment to the Purchaser an Flat/Apartment/Unit bearing No. ____, situated on the __ Floor in the said ownership project, admeasuring about _____ square meters i.e. ____ square feet of carpet area along with Open Balcony and Dry Balcony of cumulative area admeasuring about ____ square meters i.e. ____ square feet of carpet area together with __ car parking space in Mechanical parking system (which is more particularly described in the **Schedule IV** hereunder written and hereinafter shall be referred to as the said Apartment/Unit).

AND WHEREAS the carpet area of the said Apartment means the net usable floor area of an Apartment, excluding the area covered by the external walls, areas under services shafts, Open balcony or sit out and Dry balcony area and exclusive open terrace area but includes the area covered by the internal partition walls of the Apartment.

AND WHEREAS that the Purchaser/s demanded from the Developer and the Developer has also given for inspection to the Purchaser/s, all the documents of title relating to the Said

Property, the Development Agreement, Power of Attorney and the sanctioned plan, designs and specifications prepared by the Architect of the Developer and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016, read with the Maharashtra Real Estate (Regulation and Development) (Recovery of Interest, Penalty, Compensation, Fines payable, Forms of Complaints and Appeal, etc.) Rules, 2017 and Maharashtra Apartment Ownership Act 1970.

AND WHEREAS the copy of certificate of title issued by Advocate of the Developer, copies of Property Card extract or any other relevant revenue record showing the nature of the title of the Apartment Association to the Said Property on which proposed building consisting of Apartments/units etc., are to be constructed and the copies of the plans and specifications of the Apartments/Units, agreed to be purchased by the Apartments/Units Purchaser/s and approved by the concerned local authority/authorities, are annexed hereto;

AND WHEREAS the Purchaser/s has/have also taken independent search and carried out investigation of the title by engaging his/her/their own Advocate and has/have satisfied himself/herself/themselves about marketability of the title to the Said Property and about the fact that no any compliances are remained to be complied with by the Developer pertaining to the aforesaid ownership project.

AND WHEREAS the Developer has registered for this project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority under RERA registration no. _____. The concerned registration certificate is annexed herewith as Annexure ____.

AND WHEREAS under section 13 of the Real Estate (Regulation and Development) Act, 2016, the Developer is required to execute a written agreement for sale of the said unit with the Purchaser/s, being in fact these presents and also the register the same under the provisions of 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 Developer hereby agrees to sell and the Purchaser/s hereby agrees to purchase the said Apartment.

NOW THEREFOR, THIS AGREEMENT WITNESS 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 _ 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 _ 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 apartment including garages/covered parking spaces is thus Rs. _/-

- 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) in the following manner :-
- 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 upto 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 may be 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 Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, 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 [Apartment/Plot].
- 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 installments payable by the Allottee by discounting such early payments @ % per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.
- 1(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.

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

Time is 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 [Apartment/Plot] 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) herein above. ("Payment Plan").

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is square meters only and Promoter has planned to utilize Floor Space Index of 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 _ as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments 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.

If the Promoter fails to abide by the time schedule for completing the project and handing over the [Apartment/Plot] 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.

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 of taxes levied by concerned local authority and other outgoings) and on the allottee committing three defaults of payment of instalments, 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 instalments 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 with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Apartment as are set out in Annexure 'E', annexed hereto.
6. The Promoter shall give possession of the Apartment to the Allottee on or before..... day of20 . If the Promoter fails or neglects to give possession of the Apartment 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 Apartment 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.

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

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 [Apartment/Plot], 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 [Apartment/Plot] 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.

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

Failure of Allottee to take Possession of [Apartment/Plot]: Upon receiving a written intimation from the Promoter as per clause 8.1, the Allottee shall take possession of the [Apartment/Plot] 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 [Apartment/Plot] to the allottee. In case the Allottee fails to take possession within the time provided in clause 8.1 such Allottee shall continue to be liable to pay maintenance charges as applicable.

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 Apartment or any part thereof or permit the same to be used only for purpose of residence and not for carrying on any industry or business. (*strike of which is not applicable) 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 organisation 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.

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/Promoter and/or the owners in the said structure of the Building or wing in which the said Apartment is situated.

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.

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 [Apartment/Plot] which will, in any manner, affect the rights of Allottee under this Agreement;
 - viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said [Apartment/Plot] 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 area of the structure to the Association of the Allottees;
 - x. The Promoter has duly paid and shall continue to pay and discharge u n d i s p u t e d 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 whosoever hands the Apartment may come, hereby covenants with the Promoter as follows :-
- i. To maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment 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 Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.
 - ii. Not to store in the Apartment 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 Apartment 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 Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment 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 Apartment and maintain the Apartment 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 Apartment is situated or the Apartment 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 Apartment 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 Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment 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 Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment 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 Apartment 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 Apartment in the compound or any portion of the project land and the building in which the Apartment 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 Apartment 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 Apartment 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 Apartment until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.
- x. 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 Apartments 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 Apartment 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 structure of the building in which Apartment is situated is executed in favour of Society/Limited Society, 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.
- xii. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, 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 Apartments or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment 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 to the Apex Body /Federation 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 Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Apartment.

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 apartment/plot/building, 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 [Apartment/Plot], in case of a transfer, as the said obligations go along with the [Apartment/Plot] 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 [Apartment/Plot] to the total carpet area of all the [Apartments/Plots] 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
(Allottee's Address)

Notified Email ID:

M/s Associated Recons LLP

Address :Devashish , Plot no 7 , S. No 43 ,Karvenagar , Pune 411052

Email ID: associated.recons@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 of this Agreement shall be borne by the allottee.
30. Dispute Resolution :- Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the _____ 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 the _____ courts will have the jurisdiction for this Agreement

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

First Schedule Above Referred to

Description of the freehold/leasehold land and all other details

Second Schedule Above Referred to

Here set out the nature, extent and description of common areas and facilities.

SIGNED AND DELIVERED BY THE WITHIN NAMED

Allottee: (including joint buyers)

(1)

(2)

Please affix
photograph
and sign

across the
photograph

Please affix
photograph
and sign

across the
photograph

At

on

in the presence of WITNESSES:

1. Name
Signature _____

2. Name
Signature _____

SIGNED AND DELIVERED BY THE WITHIN NAMED

Promoter:

Please affix
photograph
and sign

M/s ASSOCIATED RECONS LLP (PAN NO. AAYFA3148F)
A Limited Liability Partnership Firm,

across the
photograph

Having its Office at: A/2, ManikMoti Complex, Mumbai Bye pass, Satara Road, Pune
411046

Through its Partner and Authorized Signatory:

Shri. Deepak Anant Kulkarni

Age – 64 years, Occ – Business

And

Shri. Kedar Prabhakar Sabne

Age – 45 years, Occ – Business

(Authorized Signatory)

Note – Execution clauses to be finalised in individual cases having regard to the constitution of the parties to the Agreement.

SCHEDULE 'A'

PLEASE INSERT DESCRIPTION OF THE [APARTMENT/PLOT] AND THE GARAGE/CLOSED PARKING (IF APPLICABLE) ALONG WITH BOUNDARIES IN ALL FOUR DIRECTIONS

SCHEDULE 'B'

FLOOR PLAN OF THE APARTMENT

ANNEXURE – A

Name of the Attorney at
Law/Advocate, Address :
Date :

Title Report
Details of the Title Report

The Schedule Above Referred to
(Description of property)

Place:

Datedday of
20.....

(Signed)
Signature of Attorney-at-Law/Advocate

ANNEXURE –B

(Authenticated copies of Property Card or extract Village Forms VI or VII and XII or any other revenue record showing nature of the title of the Vendor/Lessor/Original Owner/Promoter to the project land).

ANNEXURE –C-1

(Authenticated copies of the plans of the Layout as approved by the concerned Local Authority)

ANNEXURE - C-2

(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)

ANNEXURE -D

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

ANNEXURE – E

(Specification and amenities for the Apartment),

ANNEXURE –F

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

Received of and from the Allottee above named the sum of Rupees..... on execution of this agreement towards Earnest Money Deposit or application

fee I say received.

The

Promoter/s.