

**“RATNAM OPAL”**  
**AGREEMENT FOR SALE**

**This Agreement for sale is made at Ahmedabad on this ..... day of ....., 2024 between**

**Ratnam Developers**, (P. A. No. ABFFR 2990 C), a Partnership Firm, having its registered office at 5, Vrundavan Bungalows- 2, Opp. Madhuvan Farm, Thaltej, Ahmedabad: 380 059 through its partner **Shri Hiren Babubhai Patel**, aged about adult, hereinafter called “THE OWNER/ PROMOTER/ VENDOR” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its partners as at present and from time to time, and the heirs and legal representatives of the last surviving partner) of the One Part.

**(1) Shri .....**, (P. A. No. ....), aged about ..... years, Occupation .....and

**(2) Shri .....**, (P. A. No. ....), aged about ..... Years, Occupation .....,

both Indian- Inhabitant, having address at: .....  
....., hereinafter called “ THE PROSPECTIVE PURCHASER/ ALLOTTEE” (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his/ her/ their heirs, legal representatives, executors and successors) of the Other Part.

**WHEREAS:**

A. The Owner is seized and possessed of or otherwise well and sufficiently entitled to an immoveable property, Non- Agricultural Land use of Multi-purpose, bearing Survey No. 248/1, admeasuring Hec- Are-Sq.Mtrs. 0- 47 -55 , of which Akar is Rs. 3.56 Paise, having account no. 151 , which has been allotted the Final Plot No. 48/ 1, admeasuring 2853 sq. mtrs., in the Town Planning Scheme No. 72, situate, lying and being at Moje TRAGAD of Taluka GHATLODIYA, in the Registration Sub- District AHMEDABAD - 8 ( SOLA) and District of AHMEDABAD, more particularly described in the **First Schedule** hereunder written (Hereinafter referred to as the “Said Land”), by way of sale deed dated: **23.08.2023**, which has been registered before the Sub-

- | <b>Case No.</b>   | <b>Block</b> | <b>No.<br/>of<br/>Flats</b> | <b>No.<br/>of<br/>Shops</b> |
|---|--------------|-----------------------------|-----------------------------|
| <b>Rajachitthi No.</b>  |              |                             |                             |
| <b>Date</b>   |              |                             |                             |
| BHNTI/NWZ/030524/CGDCRV/A8299/R0/M1,<br>05885/030524/A8299/R0/M1, dated:<br>12.08.2024. | A+B          | 102                         | 18                          |

- E. The Owner has started the construction of the buildings as per the building plans approved by the **Ahmedabad Municipal Corporation** as described hereinabove.
- F. AND WHEREAS on demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title, relating to the project land and the plans, designs and specifications prepared by the promoter and approved by the **Ahmedabad Municipal Corporation** and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as “the said Act”) and the Rules and Regulations made thereunder;
- G. The prospective Purchaser has perused, studied and explained to himself/ herself/ itself the said Development Right, Certificate

and Report on Title issued by **Shri Atul Chaturbhai Ghadia**, Advocate & Notary, dated: **14. 08. 2024** of the Said Land and the documents, papers and writings referred to therein;

- H. AND WHEREAS the Promoter has got some of the approvals from the concerned local authority( s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said building.
- I. AND WHEREAS while sanctioning the said plans concerned local authority and/ or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.
- J. The Promoter has and will be entering into separate agreements/ deeds with several other persons and parties for allotment/ sale, or giving rights in respect of Premises, common parking spaces and other structures forming part of common amenities and spaces in the Building/ s;
- K. The Vendor herein has provisionally allotted to the prospective purchaser and the prospective purchaser herein has desired to purchase and for the purpose to reserve for him/ her/ them, the premises, being **Flat/ Shop** No. ...., on the ..... Floor, in Block No. ...., admeasuring about ..... Sq. Mtrs., carpet area (..... Sq. Mtrs. built up area), along with.....sq. mtrs. balcony area and ..... sq. mtrs. wash area and.....sq. mtrs. terrace rights, along with.....sq. mtrs. undivided rights in the said land, ( Hereinafter referred to as the “ said property”, which has been specifically described in **Second Schedule**), subject to the terms and conditions hereinafter appearing.

Flat/ Shop No.	Carpet Area sq. mtrs.	Balcony Area sq. mtrs.	Wash Area sq. mtrs.
.....	.....	.....	.....

- L. AND WHEREAS the “carpet area” means the net usable floor area of an property, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Property for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Property for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the property.
- M. That by virtue of this agreement, possession is not handed over, the possession would be handed over only after a registered Sale Deed has been executed in Between the Purchaser as buyer and Owners as seller or only after receipt of B. U. Permission (occupation certificate) whichever is later and upon “ No Dues Certificate” and “Possession letter” having been issued by the Owner in favour of the Purchaser.
- N. That 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;
- O. That prior to the execution of these presents the Allottee has paid to the Promoter in the manner as stated hereunder: -

Amount	Cheque No.	Date	Name of Bank
.....=00			
.....=00			
.....=00			
.....=00			

Rs.....=00 ( Rupees ..... Only), being part payment of sale consideration of the property agreed to be sold by the Promoter to the Allottee 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 the promoter the balance of the sale consideration in the manner hereinafter appearing.

- P. That the Promoter has registered the Project under the provisions of the Real Estate ( Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Ahmedabad Registration No. ...., dated: .....

**Q.** 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 said property.

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

1. The Promoter shall construct the said building/s as stated above 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 Property of the Allottee except any alteration or addition required by any Government authorities or due to change in law.
2. The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee the said property thereof for the consideration of **Rs. ....=00 (Rupees ..... only)** inclusive with 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 **Third Schedule** annexed herewith.
3. That the promoter is not allotting any parking space to its members hence not charging any amount for parking; it is inclusive with the consideration amount.
4. 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 consideration price in the following manner: -
  - i. 20% of total consideration (not exceeding 30 % of the total consideration) to be paid to the promoter after the execution of agreement.
  - ii. 25 % of total consideration (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 property located.
  - iii. 25 % of total consideration (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 property is located.

- iv. 05 % of total consideration (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 property.
  - v. 05 % of total consideration (not exceeding 80 % 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 property is located.
  - vi. 05 % of total consideration (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 property is located.
  - vii. 10 % of total consideration (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 property is located.
  - viii. Balance Amount of 05 % of total consideration against and at the time of handing over of the possession of the property to the Allottee on or after receipt of occupancy certificate or completion certificate.
5. The total Price above excluded Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Goods And 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 property.
  6. 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 alone with the demand letter being issued to the Allottee, which shall only be applicable in subsequent payments.

7. The Promoter may not allow, any rebate for early payment of equal installments payable by the Allottee by discounting such early payments.
8. The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of **3 % (three percent)**. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty- five days with annual interest of SBI MCLR + 2% (two) percent in addition of marginal cost of landing rate or 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 from allottee and the allottee shall pay additional amount within forty- five days with annual interest of MCLR + 2% (two) percent in addition of marginal cost of landing rate or at the rate specified in the Rules or 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 by this agreement for sale.
9. 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.
10. 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 Property to the Allottee, obtain from the concerned local authority occupancy and /or completion certificates in respect of the property.

11. Time is essence for the Promoters as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the property to the Allottee and the common areas to the association of the allottees/ service society 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 Payment Plan.
12. The Vendor hereby declares that the **Floor Space Index** available as on date in respect of the project land is ~~..3423.60...~~ <sup>4279.50</sup> sq. mtrs. only and Vendor has planned to utilize Floor Space Index of ~~4279.50~~ <sup>10308.28</sup> sq. mtrs. by availing FSI available on payment of premiums of 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 Vendor has disclosed the Floor Space Index of ~~10308.28~~ <sup>10308.28</sup> 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 property based on the proposed construction and sale of property to be carried out by the Vendor by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Vendor only. However the Vendor shall not have any claim over FSI, additional FSI and Terrace rights after obtaining Building Use Permission. Such rights if any will be enclosed by the society of buyer.
13. If the Promoter fails to abide by the time schedule for completing the project and handing over the property to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest SBI MCLR + 2% 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 SBI MCLR + 2% 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.

14. Without prejudice to the right of promoter to charge interest as above, on the Allottee committing default in payment on due date of any amount 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 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 Ninety days of the termination, the installments of sale consideration of the property which may till then have been paid by the Allottee to the Promoter.

15. 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 property as the described in the brochures.
16. The promoter shall give possession of the property to the allottee on or before 31/12/2028..... If the promoter fails or neglects to give possession of the property 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 property with interest SBI MCLR + 2% at the same rate as determined from the date the Promoter received the sum till the date the amounts and interest SBI MCLR + 2% therein is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of property on the aforesaid date, if the completion of building in which the Property is to be situated is delayed on account of-

- i) war, civil commotion or act of God;
- ii) any legislation, notice, order, rule, notification of the Government and/or other public or competent authority/ court or;
- iii) if any concerned competent authority/ ies, refuses, delays, withholds, demies the grant of necessary approvals, or revoke, cancel, or suspend the approvals already granted for the said Project;
- iv) if any matters, issues relating to such approvals, permissions, notices, notifications by the competent authority/ies become subject matter of any suit / writ before a competent court or;

17. 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 property, 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 property to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee 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 15 days of receiving the occupancy certificate of the Project.

18. The Allottee shall take possession of the property within 15 days of the written notice from the promoter to the Allottee intimating that the said property is ready for use and occupancy.

19. Failure of Allottee to take Possession of Property- Upon receiving a written intimation from the Promoter, the Allottee shall take

possession of the property 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 property to the Allottee. In case the Allottee fails to take possession within the determined time, such Allottee shall continue to be liable to pay maintenance charges as applicable.

20. If within a period of 5 (five) years from the date of handing over the Property to the Allottee, the Allottee brings to the notice of the promoter any structural defect in the property or the building in which the property 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.
21. The Allottee shall use the property or any part thereof or permit the same to be used only for purpose of residence/ shop for residence or commercial. The Allottee shall use the garage or parking space allotted if any only for purpose of keeping or parking vehicle.
22. The Allottee along with other allottee( s) of property in the building shall join in forming and registering the Society or Association 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 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 Allottee. No objection shall be taken by the Allottee if any, charges 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.

23. The Promoter shall within 3 (three) months of registration of the Society or Association, 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 property is situated.
24. The Promoter shall, within three months of registration of the apex body of the Societies, as aforesaid, cause to be transferred to the Apex body or society 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.
25. Within 15 days after notice in writing is given by the Promoter to the Allottee that the property 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 property) 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 as fixed by the Promoter or society 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.

26. The Allottee shall on or before delivery of possession of the said premises keep deposited with the Promoter the Proportionate amount of his/her/their share, the following amounts: -
- (i) An electricity company charges relating to electricity connection- electrical power, laying of cable charges, installation of transformer or sub-station or other equipment's and instruments; payment of security and other deposits, liaison fees; and all and every other costs, charges and expenses relating to the same or the matters incidental or ancillary to the aforesaid.
  - (ii) Legal, stamp duty and all other expenses in connection with the formation and registration of the Society or any other arrangement that may be made for making long term arrangement for providing and maintaining Common Assets of the Project.
27. The Allottee shall pay to be Promoter the amount fixed by promoter for meeting all legal costs, charges and expenses, including professional costs of the Attorney- at-Law/ Advocates of the Promoter in connection with formation of the said Society or Limited Company or Apex Body or Federation and for preparing its rules, regulations and bye- laws and the cost of preparing and engrossing the conveyance or assignment of lease.
28. 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' shares of stamp duty and registration charges payable, by the said Society or Limited Company on such Conveyance or lease or and 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.
29. 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 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 sake 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 Property 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 property to the Allottee in the manner contemplated in this Agreement.

- ix. At the time of execution of the conveyance deed of the structure of the association of allottees the Promoter shall handed over lawful, vacant, peaceful, physical possession of the common areas of the structure to the Association of the Allottees;
  - x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/ or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
  - xi. No notice from the Government on 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.
30. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Property may come, hereby covenants with the Promoter as follows: -
- i. To maintain the Property at the Allottee's own cost in good and tenable repair and condition from the date that of possession of the property is taken and shall not do or suffer to be done anything in or to the building in which the property is situated which may be against the rules, regulations or bye- laws or charge/ alter or make addition in or to the building in which the property is situated and the property itself or any part thereof without the consent of the local authorities, if required.
  - ii. Not to store in the property 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 property 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 Property is situated, including entrances of the building in

which the Property is situated and in case any damage is caused to the building in which the Property is situated or the Property 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 property and maintain the property 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 property is situated or the property 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 property or any part thereof, nor at any time make or cause to be made any addition or alternation of whatever nature in or to the property or any part thereof, nor any alternation in the elevation and outside colour scheme of the building in which the property is situated and shall keep the portion, sewers, drains and pipes in the property 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 property 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 property 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 Property 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 property in the



compound or any portion of the project land and the building in which the property 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 property 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 property 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 property 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 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 property 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/ Apex Body/ Federation regarding the occupancy and use of the property 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 Property 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 conveyance of the project land on which the building in which Property is situated is executed in favour of Apex Body or the Service 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 project land or any part thereof to view and examine the state and condition thereof.
31. 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 towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
  32. Nothing contained in this agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said property or of the said building or any part thereof The Allottee shall have no claim save and except in respect of the property 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 or other body and until the project land is transferred to the Apex Body/ Federation as hereinbefore mentioned.
  33. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:- After the Promoter executes this Agreement he shall not mortgage or create a charge on the property agreed to sell Allottee 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 Property.
  34. 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 payment 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.

35. 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 property/pilot/building, as the case may be.
36. RIGHT TO AMEND:- This Agreement may only be amended through written consent of the parties.
37. 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 Allottee of the property, in case of a transfer, as the said obligations go along with the Property for all intents and purposes.
38. SEVERABILITY:- If any provision of this agreement shall be determined to be void or unenforceable under the Act or the rules and regulations made there under or under 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.

39. 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 property to the total carpet area of all the buildings in the Project.

40. FUTHER 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.

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

42. 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.

43. 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 at their respective addressed as described in this agreement. It shall be the duty of the Allottee and the promoter to in for each other of any charge 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.

44. 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 property served on all the Allottee.
45. STAMP DUTY AND REGISTRATION:- The charges towards stamp duty and registration fees of this agreement shall be borne by the allottee.
46. DISPUTE RESOLUTION:- Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act 2016, Rules and Regulations, thereunder.
47. 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 **Ahmedabad** 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 Ahmedabad in the presence of attesting witness, signing as such on the day first above written.

**:- THE FIRST SCHEDULE ABOVE REFERRED TO:-**

ALL THAT piece or parcel of land or ground, hereditaments and premises, Non-Agricultural Land use of Multi-purpose, bearing Survey No. 248/1, admeasuring Hec-Are-Sq.Mtrs. 0-47-55, of which Akar is Rs. 3.56 Paise, having account no. 151, which has been allotted the Final Plot No. 48/1, admeasuring 2853 sq. mtrs., in the Town Planning Scheme No. 72, situate, lying and being at Moje TRAGAD of Taluka GHATLODIYA, in the Registration Sub-District AHMEDABAD - 8 (SOLA) and District of AHMEDABAD is bounded as follows:-

The said land is bounded as under:-

On or towards East	:	Final Plot No. 48/2.
On or towards West	:	T.P.S. Road.
On or towards North	:	Final Plot No. 47.
On or towards South	:	T.P.S. Road.

**-: THE SECOND SCHEDULE ABOVE REFERRED TO:-**

ALL THAT part and parcel of the property bearing **Flat/Shop** No. ...., on the ..... Floor, in Block No. ...., admeasuring about ..... Sq. Mtrs., carpet area ( .....Sq. Mtrs. built up area), along with ..... sq. mtrs. balcony area and ..... sq. mtrs. wash area and ..... sq. mtrs. terrace rights, along with ..... sq. mtrs. undivided rights in the said land, in the scheme known as “**RATNAM OPAL**” constructed on the land more particularly described in the **first schedule** hereinabove written together with proportionate undivided share in the said land fixed for the said flat, TOGETHER WITH right to use common Development bounded as follows; that is to say, on or towards the-

The said property is bounded as under:-

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

**-: THE THIRD SCHEDULE ABOVE REFERRED TO:-**

**(Description of common areas and facilities in the Project)**

- **Underground and Overhead water tank**
- **Lifts of standard quality in Block**
- **Security Cabin**
- **Common Road and Street Lighting**
- **C.C.T.V. Cameras**
- **Cellar Parking**

SIGNED, SEALED AND DELIVERED )  
BY THE WITHINNAMED Owner )  
**Ratnam Developers** )  
Representing through its partner )  
**Shri Hiren Babubhai Patel** ) .....

In the presence of:

1..... 2.....

**SCHEDULE AS PER SECTION 32 ( A) OF REGISTRATION ACT**

<b><u>OWNER/ PROMOTER</u></b>	<b>PHOTO</b>	<b>L.H.T.IMP</b>
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**ONE PART**

**“Ratnam Developers”**  
Representing through its Partner

.....  
**(Hiren Babubhai Patel)**

**ALLOTTE/ PURCHASER**

**OTHER PART**

1.....  
**(.....)**

2.....  
**(.....)**