



DATE 22/5/17

**SELF DECLARATION
TO WHOM SO EVER CONCERN**

SUB: - Proposed bldg on Plot bearing CTS No._82, 83/C of Ram maindir road, at
Oshiwara District Center, Goregaon (West).MUMBAI

With respect to your query in our above project I would like to state that we are not
giving any allotment letter in any format in the above project

Thanking you

Yours faithfully

M/s Adinath enterprises

AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT made and entered into at Mumbai, this _____ day of _____ 20 _____

BETWEEN:

M/S. ADINATH ENTERSPRISES, a Partnership Firm registered under the Indian Partnership Act, 1932, having their office at 201-A, Vertex Vikas, Sir M.V. Road, Andheri (East), Mumbai-400 069, hereinafter referred to as **“THE PROMOTERS”** (which expression shall unless it is repugnant to the context or meaning thereof be deemed to mean and include the Partners for the time being and from time to time of the said firm and the last survivor of them, his/her/their heirs executors, administrators and assigns) of the **ONE PART;**

AND

MR./ MRS./M/S.
.....
.....
.....
having address at
.....

Promoters	Purchaser
x	x

hereinafter referred to as “**THE PURCHASER**” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include, in case of individuals, his/her/their heirs, executors, administrators, and in case of firm, its partners/proprietor for the time being and from time to time and the last survivor of them and in case of Company, its successor-in-title and assigns) of the **OTHER PART**.

The expression “**Purchaser**” hereinafter shall be deemed to mean and include the singular and the plural thereof (male/female).

WHEREAS:

- A) By a Deed of Conveyance dated 28th March 1992, registered with the Sub-Registrar of Assurances at Mumbai under Serial No.PBBM-1/3710/1992 and made between Mr. Vinayak Jagannath Tendolkar and Mr. Mangesh Vinayak Tendolkar, the Partners of M/s. Durga Laboratories, therein called the Vendors of the First Part, Mr. Vinayak Jagannath Tendolkar, therein called the Confirming Party of the Second Part and M/s. D. Navinchandra & Co., therein called the Purchasers of the Third Part, the said two Partners of M/s. Durga Laboratories, with the consent and confirmation of the said Mr. Vinayak Jagannath Tendolkar, sold, transferred and conveyed unto and in favour of the said M/s. D. Navinchandra & Co. all that pieces or parcels of land bearing Survey No.1, Hissa No.6 (Part) and Survey No.1, Hissa No.8, now bearing corresponding C.T.S. Nos. 82 and 83-C, admeasuring 2646.5 Square Meters or thereabouts, of Village Goregaon, Taluka Borivli, in the Registration District and Sub-District of Mumbai Suburban, and more particularly described in the First Schedule and Second Schedule thereunder written (hereinafter referred to as “**the said Land**”), at or for the consideration and on the terms and conditions more particularly stated therein;

- B) The said M/s. D. Navinchandra & Co., was a partnership firm registered under the Indian Partnership Act, 1932 at the time of purchasing the said land vide the said Deed of Conveyance dated 28th March 1992. Subsequently, the said M/s. D. Navinchandra & Co. was converted into a Private Limited Company in the name and style of D. Navinchandra Exports Pvt. Ltd. and the Certificate of Incorporation dated 20th April 2007 came to be issued by the Registrar of Companies, Mumbai, under the Companies Act, 1956, and thereupon all the assets and liabilities of the said partnership

Promoters	Purchaser
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firm of M/s. D. Navinchandra & Co., including the said land, stood transferred in the name of the said D. Navinchandra Exports Pvt. Ltd.;

- C) Subsequently, the name of the said D. Navinchandra Exports Pvt. Ltd. was changed to Interjewel Pvt. Ltd. and the Fresh Certificate of Incorporation consequent upon Change of Name dated 16th January 2008, came to be issued by the Registrar of Companies, Mumbai;
- D) The Government of Maharashtra, in exercise of powers vested in it, by clause (c) of Sub-Section (1) of Section 40 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act XXXVII of 1966) and all other Powers enabling it in this behalf, appointed the Mumbai Metropolitan Region Development Authority (**‘MMRDA’** in short) as the Special Planning Authority for Planning and Development of the District Centre at Oshiwara (hereinafter referred to as **“the Oshiwara District Centre Notified Area”**), as more particularly described in Govt. Notification No. TPB/4382/26/UD-5, dated 18th June 1982;
- E) In exercise of its powers conferred by clause (d) of Sub-Section (3) of Section 40 of the M.R.T.P. Act, the MMRDA submitted to the Government its proposals for development of lands within the Oshiwara District Centre Notified Area, being the lands either belonging to or vested in it or acquired or proposed to be acquired by it under the provisions of Section 116 read with Section 126 of M.R.T.P. Act and in accordance with the provisions contained in clause (d) of Sub-Section (3) of Section 40 of the said Act and accordingly the State Government promulgated the Notification No. TPB/4391/2885 UD-11, dated 16th January 1992 recording its approval in this behalf (hereinafter referred to as **“the said approved planning proposals”**);
- F) The said approved Planning proposals provided in paragraphs 6.5.2 and 6.5.3, as follows:

“6.5.2 In the guided development of land by land owners participation, it is envisaged that the lands will be acquired by the M.M.R.D.A. for a nominal acquisition price of Rupee One. The acquired lands will be re-released to the same owners for a period of 60 (sixty) years on lease for undertaking development as per M.M.R.D.A.’s planning proposals on payment of lease premium as stipulated in para ‘6.5.3’. The land owners will be responsible for carrying out all on-site infrastructure development at their cost and will be

Promoters	Purchaser
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free to sell the building in the open market. The infrastructure services which already exist in the area need to be augmented.

6.5.3. With a view, to meet the cost of infrastructure development it is proposed to charge lease premium at the rate of Rs.750/-;

- G) The said land being a part of the Oshiwara District Centre Notified Area, under the said approved planning proposals, with an intention to acquire the said land from Interjewel Pvt. Ltd. and to re-release the same to Interjewel Pvt. Ltd., the MMRDA demanded from Interjewel Pvt. Ltd. payment of Lease Premium by issuing the Demand Letter dated 1st November 2010, and in pursuance of the said Demand Letter, on 5th January 2011, Interjewel Pvt. Ltd. deposited with the MMRDA the Lease Premium for granting of lease of the said land by MMRDA to Interjewel Pvt. Ltd., simultaneously with the execution of the Deed of Conveyance of the said land by Interjewel Pvt. Ltd. in favour of the MMRDA;
- H) Accordingly, by a Deed of Conveyance dated 10th September 2012, registered with the Joint Sub-Registrar of Assurances at Borivali, Mumbai under Serial No.BRL-2/9095/2012, Interjewel Pvt. Ltd. sold, transferred and conveyed the said land unto and in favour of the MMRDA, at and for the consideration and on the terms and conditions more particularly recorded therein;
- I) Simultaneously with the execution of the said Deed of Conveyance, by a Lease Deed dated 10th September 2012, registered with the Joint Sub-Registrar of Assurances at Borivali, Mumbai under Serial No.BRL-2/9098/2012, the MMRDA demised and granted a lease of the Net Plot area of 2358.14 Square Meters out of the said land for development, unto and in favour of Interjewel Pvt. Ltd., for a term of 60 years commencing from the date of the said Lease Deed, at and for the said lease premium paid by Interjewel Pvt. Ltd. to the MMRDA as aforesaid and on the lease rent and on the terms and conditions more particularly recorded therein, while retaining with MMRDA the balance land area admeasuring 288.36 Sq. Mts. which was under road setback;
- J) Immediately after the execution of the said Conveyance Deed, it was noticed that the area of the said land sold, transferred and conveyed thereunder was wrongly and inadvertently mentioned as admeasuring “2686.50 Sq. Mts.” instead of its actual and correct area of “2646.50 Sq. Mts.”, and therefore, by a Deed of Rectification dated 18th October 2012, registered with the Sub-

Promoters	Purchaser
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Registrar of Assurances at Borivali, Mumbai under Serial No.BRL-2/9096/2012 (hereinafter referred to as **“the said Deed of Rectification of the said Deed of Conveyance”**), the area of the said land sold and conveyed under the said Conveyance Deed dated 10th September 2012 came to be rectified and corrected, as therein mentioned;

- K) Similarly, it was further noticed that in the said Lease Deed also the area of the said land was wrongly and inadvertently mentioned as admeasuring “2686.50 Sq. Mts.”, instead of its actual and correct area of “2646.50 Sq. Mts.”, and consequently, the Net Plot Area of the said land (after deducting the area of road setback) demised and leased under the said Lease Deed was also wrongly and inadvertently mentioned as admeasuring “2398.14 Sq. Mts.”, instead of its actual and correct area of “2358.14 Sq. Mts.”, and therefore, by and under the Deed of Rectification dated 18th October 2012, registered with the Sub-Registrar of Assurances at Borivali, Mumbai under Serial No.BRL-2/9099/2012 (hereinafter referred to as **“the said Deed of Rectification of the said Lease Deed”**), the area of the said land and the Net Plot Area of the said land demised and leased under the said Lease Deed dated 10th September 2012 came to be rectified and corrected, as therein mentioned;
- L) Subsequently, it was noticed that through inadvertence, in Recital No. (v) of the said Deed of Rectification of the said Deed of Conveyance, the date of the said Conveyance Deed was wrongly stated as “18th October 2012”, instead of its correct date “10th September 2012”, and therefore by a Deed of Rectification dated 13th February 2013, registered with the Sub-Registrar of Assurances at Borivali, Mumbai, under Serial No.BRL-2/1771/2013, the said mistake in the said Deed of Rectification of the said Deed of Conveyance came to be rectified and corrected, as therein mentioned;
- M) Similarly, it was further noticed that through inadvertence, in Recital No. (iv) of the said Deed of Rectification of the said Lease Deed, the date of the Conveyance Deed was wrongly stated as “18.10.2012”, instead of its correct date “10th September 2012” and similarly, in Recital No. (vi) of the said Deed of Rectification of the said Lease Deed, the date of the said Lease Deed was also wrongly stated as “18.10.2012”, instead of its correct date “10th September 2012”, and therefore by a Deed of Rectification dated 13th February 2013, registered with the Sub-Registrar of Assurances at Borivali, Mumbai under Serial No.BRL-2/1772/2013, the said mistakes in the said

Promoters	Purchaser
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Deed of Rectification of the said Lease Deed came to be rectified and corrected, as therein mentioned;

- N) In pursuance of the said Lease Deed dated 10th September 2012, read with the said Deed of Rectification dated 18th October 2012 of the said Lease Deed and the said Deed of Rectification dated 13th February 2013 of the said Deed of Rectification dated 18th October 2012, Interjewel Pvt. Ltd. became the Lessee of the MMRDA in respect of the said Net Plot admeasuring 2358.14 Square Meters of the said land and more particularly described in the Schedule hereunder written and hereinafter referred to as **“the said Property” or “the Project Land”**;
- O) At the specific request made by Interjewel Pvt. Ltd., by its letter dated 7th May 2013, bearing No.LC/ODC/InterJewels/680/2013, the MMRDA granted permission for assignment of the said Property by Interjewel Pvt. Ltd. unto and in favour of the Promoters herein, on the terms and conditions as contained therein;
- P) Accordingly, by a Deed of Assignment dated 8th July 2013, registered with the Sub-Registrar of Assurances at Borivali, Mumbai under Serial No. BRL-2/5255/2013, and made between Interjewel Pvt. Ltd., therein referred to as the Assignor and the Promoters herein, therein referred to as the Assignees, Interjewel Pvt. Ltd. assigned all its, right, title, claim and interest in respect of the said Property under the said Lease Deed dated 10th September 2012, read with the said Deeds of Rectification dated 18th October 2012 and 13th February 2013, unto and in favour of the Promoters, at and for the consideration and on the terms and conditions stated therein;
- Q) The Promoters are thus entitled and enjoined upon to construct buildings on the said property in accordance with the recitals hereinabove;
- R) The Promoters are in possession of the said property;
- S) In the premises aforesaid the Promoters are entitled to develop the said Property and with that purpose on 19th August 2013, the Promoters had submitted a proposal to the MMRDA for construction of the residential buildings on the said Property, comprising of two Wings viz. Wing-‘A’ and Wing-‘B’ and one mechanical car parking tower for stake car parking, which was scrutinized by MMRDA and the Deficiency Letter dated 27th September 2013, thereon was issued by MMRDA. Subsequently, the Promoters submitted the revised proposal for construction of the said buildings and

Promoters	Purchaser
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mechanical car parking tower for stake car parking adjoining to Wing-‘A’ on the said Property, which was also scrutinized by the MMRDA and the Deficiency Letter dated 29th April 2014, thereon was issued by the MMRDA. Upon the Promoters removing the deficiencies and complying with the requirements under the said Deficiency letters, the MMRDA has issued the Commencement Certificate (“C.C.”) dated 16th June 2014, bearing No. TCP(P-2)/ODC/CC/3.130/809/2014, for construction upto plinth level for the proposed buildings viz. Wing-‘A’ consisting of Stilt + 10 upper floors and Wing-‘B’ consisting of Stilt + 16 upper floors, which was extended by the MMRDA, from time to time. Subsequently, the MMRDA issued the further Commencement Certificate bearing No. TCP (P-2)/ODC/CC/3.130/203/2015 dated 31st August 2015 for construction above plinth level for Stilt + 10 upper floors of the said building Wing-‘A’ and for Car Parking Tower. Thereafter, the MMRDA issued the further Commencement Certificate bearing No. TCP(P-2)/ODC/CC/3.130/09/2016 dated 1st January 2016 for construction of further upper floors of the said building viz. 11 to 14 upper floors of Wing-‘A’ and 17 to 22 upper floors of Wing-‘B’. The plans are, thus, sanctioned by the MMRDA for construction of the said buildings viz. Wing-‘A’ consisting of Stilt (with stake for parking) +14 upper floors and Wing-‘B’ consisting of Stilt (with stake for parking) + 22 upper floors, both containing residential flats and one mechanical car parking tower for 74 stake car parking adjoining to Wing-‘A’ and in pursuance thereof the Promoters have commenced the construction of the said buildings and the said Parking Tower on the said Property. The authenticated copies of the said Commencement Certificates dated 16th June 2014 and 1st January 2016, are annexed hereto as ANNEXURES-‘I’, ‘II’ & III”, respectively;

- T) The authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as ANNEXURE-‘IV’;
- U) The Promoters have accordingly commenced construction of the said building and mechanical car parking tower for stake car parking in accordance with the said plans;
- V) While sanctioning the said plans the MMRDA has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said Property and also to be observed and performed by the Purchasers/Allottees of various premises

Promoters	Purchaser
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- in the new building, including the Purchaser herein, and upon due observance and performance of which only the occupation and completion certificates in respect of the said Building shall be granted by the MMRDA;
- W) Similarly, while sanctioning the said plans the MMRDA has granted the concessions for open space deficiencies and thus the said plans are sanctioned by the MMRDA with open space concessions/deficiencies;
- X) Similarly, while sanctioning the said plans the MMRDA has obtained from the Promoters various undertakings and Indemnity Bonds. The Promoters have brought to the notice of the Purchaser, that the Promoters have executed 4 Undertakings-cum-Indemnity all dated 17th December 2013, and 1 Undertaking dated 11th March 2014, in favour of the MMRDA and thereby agreed and undertook, interalia;
- i) That in default of compliance of any of the condition of the said Deficiency Letters and C.C. the said permissions granted to the Promoters will be deemed to be cancelled and decision of the MMRDA in such condition will be binding on the promoters.
 - ii) That, the set-back/ D.P. Road in respect of the said Property will be handed over to MMRDA free of cost and without claiming any compensation thereof in lieu of the FSI claimed in the proposed development shall be misused;
 - iii) That no portion of the built up areas, which are free of FSI under the D.C. Regulations or by paying premium, provided on the concerned floors of the said buildings shall be misused;
 - iv) That, if the abovementioned areas are misused at any time in future the penal premium shall be payable for all such areas @ five times the rate of lease premium paid for the allotment of the said Plot or as per the rate that will be decided by the MMRDA and to immediately remove the entire misuse at their cost.
 - v) That the MMRDA will not be held liable for any failure of mechanized parking system or nuisance due to the same, in future and to indemnify the MMRDA against any litigation in respect thereof;
 - vi) That the excess area if constructed beyond permissible FSI will be demolished;
- Y) The Promoters have provided to the Purchaser the copies of the aforesaid undertakings and the Purchaser hereby agree and undertake to abide by the undertakings given thereunder as if the same are given by the Purchaser,

Promoters	Purchaser
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insofar as the same relates to the Purchaser. The Purchaser further agree and undertake, interalia, as follows:

- i) That the meter cabin, stilt portion, society office, servant toilets, pocket/part terrace will not be misused at any time in future;
- ii) That the open spaces, elevation features, chajjas, ornamental projections, stilt portion, parking spaces, voids, canopy and areas claimed free of F.S.I., if any, shall not be misused in any manner at any time and in future;
- iii) That he/she/they will not object the adjoining plot holders for the development of their respective plots with open space deficiency and all society members should be made aware of the fact about the inadequate open space of the building and NOC for the development of existing buildings in the adjoining plots shall be given as and when they come forward for their development of property with deficient open space;
- iv) That the Fungible F.S.I. is proposed to be utilized on the plot under reference as per the concession availed from the Commissioner, MMRDA;

Z) The Promoters have informed the Purchaser that though the MMRDA has sanctioned and granted permission for construction of the said mechanical car parking tower for 74 stake car parking, for technical reasons, the Promoters is not in a position to construct the said mechanical car parking tower for more than 70 stake car parking. Therefore, the Promoters are proposing to submit the amended plan in respect of the said mechanical car parking tower for 70 stake car parking and to obtain the sanction and approval thereon from MMRDA. The Purchaser has/have hereby and by signing and executing this Agreement granted his/her/their irrevocable consent and no objection for the same, as contemplated under the provisions of Section 14 (2) of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as “**the said Act**”) and the Rules and Regulations thereunder;

AA) The Promoters have entered into a standard agreement with an Architect Mr. Bhupendra Patrawala, registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects; and the Promoters have appointed the Structural Engineers, M/s. Neel Solutions, for the preparation of the structural design and drawings of the said buildings and the Promoters accepts the services of the Architect and Structural Engineer till the completion of the said building;

Promoters	Purchaser
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- BB) In the premises aforesaid, the Promoters have the sole and exclusive right to allot/sell all flats and other premises in the said buildings which is being constructed on the said Property and proposed to be known as **“Saanvi Heights - Wing-“A” and Saanvi Heights - Wing –“B”**, on what is commonly known as “Ownership Basis” and to enter into agreements with the Allottees of the said premises and to receive the sale price in respect thereof;
- CC) The Purchaser has/have inspected the said Plans, Deficiency Letters, C.C., and the title documents. The Purchaser has/have accepted the Title Certificate in respect of the said Property dated 27th January 2015, issued by M/s. Mehta & Co., Advocates & Solicitors for the Promoters, a copy whereof is annexed and marked as ANNEXURE-“V”. The Purchaser has/have fully satisfied himself/herself/themselves about the leasehold rights of the Promoters to the said Property and to develop and construct the said buildings and to allot/sale the Flats and premises therein in the manner herein contained and the Purchaser has/have agreed that he/she/they shall not be entitled to raise any requisition/query/demand upon the Promoters with regard thereto;
- DD) The Purchaser hereby admit and confirm that he/she/they had demanded from the Promoters and the Promoters have given inspection to the Purchase of all the documents referred to hereinabove viz. of title relating to the said Property, permissions, approvals, sanctions, plans, designs, specifications sanctioned by the MMRDA and other concerned authorities as also the relevant City Survey and Revenue Records in respect of the said Property and all other documents as are specified under the said Act and the Rules and Regulations thereunder and that at the specific request made by the Purchaser the Promoters have furnished to the Purchaser the photo copies of all the said documents prior to the execution of this Agreement and the Purchaser do hereby admit, acknowledge and confirm the receipt thereof from the Promoters;
- EE) Prior to making application, as hereinafter mentioned, as required by the provisions of the Maharashtra Co-operative Societies Act, 1960 (Maharashtra Act No. XXIV of 1960), the Purchaser has/have made a declaration to the effect that neither the Purchaser nor the members of the family of the Purchaser own a tenement, house or building within the limits of operation of the Co-operative Society proposed to be formed and registered by the occupants of the said Building;

Promoters	Purchaser
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- FF) The Purchaser has applied to the Promoters for allotment of a residential Flat bearing **Flat No.**_____, **on the** ____ **Floor** in the said Building proposed to be known as **“Saanvi Heights-Wing-“A”/Wing-“B”** (hereinafter referred to as **“the said Premises”**) and which is being constructed on the said Property;
- GG) The carpet area of the said Premises is Square Meter (..... Square Meter), and “carpet area” means the net usable floor area of the Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Premises for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the said Premises for exclusive use of the purchaser, but includes the area covered by the internal partition walls of the Flat;
- HH) Relying upon the said application, declaration and agreement, the Promoters agreed to sell to the Purchaser, the said Premises at the price and on the terms and condition hereinafter appearing;
- II) The Promoters have got some of the approvals from the concerned local authority to the plans, the specifications, elevations, sections and of the said building and mechanical car parking tower for stake car parking 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.
- JJ) The Promoters are in the process of registering the Project under the provisions of the said Act with the Real Estate Regulatory Authority at Mumbai and shall register the same within the prescribed period;
- KK) Under Section 13 of the said Act the Promoters are required to execute a written Agreement for allotment and sell of the said Premises to the Purchaser, being in fact these presents and also to register the said Agreement under the Registration Act, 1908.

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

1. The Parties hereby agree and confirm that what is stated in the Recitals hereinabove shall be deemed to form an integral part of this Agreement, as if the same are repeated herein verbatim.
2. The buildings which are being constructed by the Promoters on the said Property more particularly described in the Schedule hereunder written are

Promoters	Purchaser
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proposed to be known as **Saanvi Heights-Wing-“A” & Saanvi Heights - Wing-“B”**, out of which the said building **Saanvi Heights-Wing-“A”** is consisting of Stilt (with stake for Parking) + 14 Upper Floors and the terrace above the top floor and the said building **Saanvi Heights-Wing-“B”** is be consisting of Stilt (with stake for parking) + 22 Upper Floors and the terrace above the top floor (hereinafter referred to as **“the said Buildings”**), and there is constructed a Mechanical Car Parking Tower adjoining to the said building **Saanvi Heights-Wing-“A”** containing mechanical system for parking of 70 cars (hereinafter referred to as **“the said Parking Tower”**), in accordance with the plans and specifications sanctioned, from time to time and further amended and sanctioned by the MMRDA as recited hereinabove. The construction of the said Buildings and the said Parking Tower is complete in all respects and the Promoters are in the process of making an application to the MMRDA for completion certificate / occupancy certificate in respect of the said Buildings, after obtaining sanction and approval from the MMRDA for mechanical system for parking of 70 cars in the said Parking Tower.

- 3. The Purchaser hereby agree and confirm that the Promoters are entitled to amend the plans in respect of the said Mechanical Car Parking Tower, interalia, for obtaining permissions and approvals from the MMRDA for mechanical system for parking of 70 cars, in place of mechanical system for parking of 74 cars presently sanctioned and approved by the MMRDA. The Purchaser hereby further irrevocably agree that the Promoters, therefore, in their absolute discretion and/or if so required by the MMRDA or any other concerned authorities from time to time, shall be entitled to vary, amend and/or alter the said Plans, as contemplated under the provisions of Section 14 (2) of Real Estate (Regulation and Development) Act, 2016 and the Rules and Regulations thereunder.
- 4. The Purchaser hereby confirm that he/she is aware that, while sanctioning the aforesaid plans the MMRDA has granted the concessions for open space deficiencies and thus the said plans are sanctioned by the MMRDA with open space concessions/deficiency. The Purchaser, therefore, hereby agree and undertake that the Purchaser shall not at any time in future object to the deficiency in joint open space as and when the development/redevelopment by the neighboring plot owners take place.
- 5. The said Building will be constructed by the Promoters in accordance with the buildings plans prepared by their Architect and sanctioned by the

Promoters	Purchaser
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MMRDA and the other concerned authorities, from time to time, as aforesaid.

6. (i) The Purchaser hereby agrees to purchase from the Promoters and the Promoters agree to sell to the Purchaser a residential Flat bearing **Flat No.****, admeasuring** **Square Meters (Carpet Area)**, on **Floor**, in the said Building proposed to be known as **Saanvi Heights-Wing-“A” / Wing-“B”** constructed on the said Property. The authenticated copy of the plans and specification of the said premises agreed to be purchased by the Purchaser, as sanctioned and approved by the MMRDA has been annexed and marked as **ANNEXURE-“VI”** (hereinafter referred to as **“the said Premises”**), for the consideration of **₹.****/-** **(Rupees** **only)**, including **₹.****/-** **(Rupees** **only)** being the proportionate price of the common areas and facilities appurtenant to the said premises, the nature, extent and description of the common/limited common areas and facilities which are more particularly described in **ANNEXURE-“VII”** hereto.
- (ii) The Purchaser hereby agrees to purchase from the Promoters and the Promoters hereby agree to sell to the Purchaser Car Parking space bearing No. situated at the Stilt / Stake in the Stilt, being constructed in the said building for the consideration of **₹.****/-** **(Rupees** **only)**.
7. The total aggregate consideration amount for the said Premises including garages/car parking spaces is thus **₹.****/-** **(Rupees** **only)**.
8. The Purchaser has paid on or before execution of this agreement a sum of **₹.****/-** **(Rupees** **only)** being 70% of the total consideration, as part payment and hereby agrees to pay to the Promoters the balance amount of purchase consideration of **₹.****/-** **(Rupees** **only)** in the following manner:-
- i. **₹.****/-** **(Rupees** **only)** on _____;
- ii. **₹.****/-** **(Rupees** **only)** on _____;

Promoters	Purchaser
X	X

- iii. ₹./- (**Rupees**
 only), being the balance amount to be paid to the Promoters against
 and at the time of handing over of the possession of the said Premises
 to the Purchaser on or after receipt of Occupation Certificate or
 Completion Certificate.
9. The Total Price above excludes Taxes (consisting of tax paid or payable by
 the Promoters by way of Value Added Tax (VAT), Service Tax, Good &
 Service Tax (GST) and Cess or any other similar taxes which may be levied,
 in connection with the construction of and carrying out the Project payable by
 the Promoters) up to the date of handing over the possession of the said
 Premises.
10. The Total Price is escalation free, save and except escalations/increases due
 to increase on account of development charges payable to the MMRDA or
 any other competent authority and/or any other increase in charges which
 may be levied or imposed by the MMRDA or any other competent authority /
 Local Bodies/Government from time to time. The Promoters undertake and
 agree that while raising a demand on the Purchaser for increase in
 development charges, cost or levies imposed by the MMRDA any other
 competent authorities etc., the Promoters shall enclose the said
 notification/order/rule/regulation published/issued in that behalf to that effect
 alongwith the demand letter being issued to the Purchaser, which shall only
 be applicable on subsequent payments.
11. The Promoters shall confirm the final carpet area that has been allotted to the
 Purchaser after the construction of the said Building is complete and the
 Occupancy Certificate is granted by the MMRDA, by furnishing details of
 the changes, if any, in the carpet area. The total price payable for the carpet
 area shall be recalculated upon confirmation by the Promoters. If there is any
 reduction in the carpet area within the defined limit then Promoters shall
 refund the excess money paid by Purchaser and if there is any increase in the
 carpet area the Promoters shall demand the additional amount from the
 Purchaser as per the next milestone of the Payment Plan. All these monetary
 adjustments shall be made at the same rate per square feet as agreed in Clause
 6(i) of this Agreement.
12. The Purchaser authorizes the Promoters to adjust/appropriate all payments
 made by him/her under any heads of dues against lawful outstanding, if any,
 in his/her name as the Promoters may in their sole discretion deem fit and the

Promoters	Purchaser
X	X

Purchaser undertakes not to object/demand/direct the Promoters to adjust his/her payments in any manner.

13.
- Time is of essence for the Promoters as well as the Purchaser. The Promoters shall abide by the time schedule for completing the project and handing over the said premises to the Purchaser and the common areas to the association of the Purchasers after receiving the occupancy certificate or the completion certificate, as the case may be. Similarly, the Purchaser shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under this Agreement subject to the simultaneous completion of construction by the Promoters as provided in Clause 7 hereinabove (“**Payment Plan**”) and the Purchaser shall be liable to pay interest as per Rule 18 of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and disclosure on Website) Rules, 2017 (hereinafter referred to as “**the said Rule**”), on all delayed payments including delay in payment of the service tax and other taxes as applicable from the due date till the date of payment thereof.
14.
- The Purchaser shall pay each installment of the aforesaid purchase price to the Promoters after deducting there from 1% TDS as per the provisions of Section 194-IA of the Income Tax Act, 1961 and shall deposit the said amount to the credit of Central Government and shall issue a TDS Certificate in favour of the Promoters in the prescribed Form No.16B for the same, within 15 (Fifteen) working days from the payment thereof.
15.
- The Purchaser has simultaneously with the execution of these presents paid to the Promoter a sum of ₹./- (Rupees only) being VAT payable on this Agreement as per the prevailing laws.
16.
- The Purchaser is aware that as per present statute, Service Tax / GST are leviable / applicable on the purchase price payable hereunder and consequently the amount of each installment payable by the Purchaser to the Promoters in respect of this transaction shall proportionately increase to the extent of the liability of such taxes. The Purchaser hereby undertakes to pay the amount of the Service Tax / GST along with each installment from the effective date and further shall not dispute or object to payment of such statutory dues. The Promoters shall not be bound to accept the payment of any installment unless the same is paid alongwith the amount of Service Tax / GST applicable thereon and the Purchaser shall be deemed to have

Promoters	Purchaser
x	x

committed default in payment of amount due to the Promoters hereunder if such payment is not accompanied with the applicable Service Tax / GST. Provided Further that if on account of change / amendment in the present statute or laws, statutes, rules, regulations and policies or enactment of new legislation of new laws by the Central and/or State Government GST or any other taxes become payable hereafter on the amounts payable by the Purchaser to the Promoters in respect of this transaction and/or aforesaid taxes levied is increased on account of revision by Authorities, the Purchaser shall be solely and exclusively liable to bear and pay the same.

17. Without prejudice to the right of the Promoters to receive interest as per the said Rule, on the Purchaser committing three defaults in payment on due date of any amount due and payable by the Purchaser to the Promoters under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser committing any three defaults of payment of instalments, the Promoters shall at their own option, may terminate this Agreement:

Provided that, the Promoters shall give notice of 15 (Fifteen) days in writing to the Purchaser, by Registered Post Acknowledgement Due at the address provided by the Purchaser and mail at the e-mail address provided by the Purchaser, of their 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 Purchaser fails to rectify the breach or breaches mentioned by the Promoters within the said notice period then at the end of such notice period, this Agreement shall stand terminated.

Provided further that upon termination of this Agreement as aforesaid, the consequences hereinafter set out shall follow:

- (a) the Purchaser shall cease to have any right or interest in the said Premises or any part thereof;
- (b) the Promoters shall be entitled to sell the said Premises at such price and on the terms and conditions to such other person or party as the Promoter may in their absolute discretion deem fit;
- (c) the Promoters shall refund to the Purchaser the amount till then paid by the Purchaser to the Promoters towards purchaser price with interest as per the said Rule after deducting therefrom:
 - (i) 20% of the purchase price of the said Premises (which is to stand forfeited to the Promoters as liquidated damages);

Promoters	Purchaser
X	X

- (ii) deduct Service Tax, VAT and / or any other amount due and payable by the Purchaser/s and / or paid by the Promoters in respect of the said Premises;
- (iii) the taxes and outgoings, if any, due and payable by the Purchaser in respect of the said Premises upto the date of termination of this Agreement;
- (iv) the amount of interest payable by the Purchaser to the Promoters in terms of this Agreement from the dates of default in payment till the date of termination as aforesaid;
- (v) in the event of the said resale price of the said Premises being less than the purchase price mentioned herein, the amount of such deficit.

However in case if the Promoters receive a credit/ refund of the service tax amount paid on this transaction, from the statutory authorities then in such a case the same shall be refunded by the Promoters to the Purchaser without any interest thereon.

- (d) The Promoters shall, in the event of any shortfall, be entitled to recover the said amounts from the Purchaser. The Promoters shall not be liable to pay to the Purchaser any compensation, damages, costs or otherwise and shall also not be liable to reimburse to the Purchaser any Government Charges such as Stamp Duty, Registration Fees, GST or any other taxes etc. The amount shall be accepted by the Purchaser in full satisfaction of all his/her/its/their claim under this Agreement and/or in or to the said Premises.

The Purchaser/s agree that receipt of the said refund by cheque from the Promoters by the Purchaser by registered post acknowledgement due at the address given by the Purchaser in these presents, whether the Purchaser accept/s or encash/s the cheque or not, will amount to the said refund.

- 18. The fixtures, fittings and amenities to be provided by the Promoters in the said Premises and the said building are set out in ANNEXURE-“VIII” annexed hereto. The Promoters shall endeavour to provide the amenities of the same specifications as herein stated. However, in the event amenities of the said specifications are not available in the market then the Promoters shall provide amenities of similar quality or as close to the said specifications as the circumstances may permit or their near substitutes.

Promoters	Purchaser
x	x

19. After the possession of the said Premises is handed over to the Purchaser, it shall be the sole responsibility of the Purchaser herein and also the Purchasers/Occupants of the other Premises and/or the Society to maintain the said Parking Tower and also the mechanical car parking system therein. It is specifically agreed by the Purchaser that the Promoters and/or MMRDA shall not be held liable and/or responsible for failure of or any defect in the mechanical car parking system, after handing over of the same by the Promoters to the Allottees thereof, including the Purchaser herein and that the Allottees thereof, including the Purchaser herein, shall be solely liable and responsible for maintenance and wear and tear thereof.
20. The Promoters have informed the Purchaser that they may construct the electricity sub-station on any part of the said Property, if so required by the electricity supply company/authority and/or MMRDA.
21. The Promoters hereby agree to observe, perform and comply with the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the MMRDA at the time of sanctioning the plans or thereafter and shall before handing over possession of the said Premises to the Purchaser, obtain from the MMRDA occupation certificate in respect of the said Premises.
22. The Promoters shall give possession of the said premises to the Purchaser on or before 31st December 2018. If the Promoters fail or neglect to give possession of the said premises to the Purchaser on account of reasons beyond their control and of their agents by the aforesaid date then the Promoters shall be liable on demand to refund to the Purchaser the amounts already received by them in respect of the said premises with interest as per the said Rule from the date the Promoters have received the sum till the date of the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving possession of the said premises on the aforesaid date, if the completion of building in which the said premises 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;
- (iii) Any other act/case beyond the Promoters' control.

Promoters	Purchaser
X	X

23. The Promoters, upon obtaining the Occupancy Certificate from the competent authority and the payments shall have been made by the Purchaser as per this agreement, shall offer in writing the possession of the said premises to the Purchaser in terms of this Agreement. The Promoters agree and undertake to indemnify the Purchaser in case of failure of fulfilment of any of the provisions, formalities, documentations on part of the Promoter. The Purchaser agree to pay the maintenance charges as determined by the Promoters or association of Purchasers, as the case may be. The Promoters on their behalf shall offer the possession to the Purchaser in writing within 7 days of receiving the Occupancy Certificate of the Project.
24. The Purchaser shall take possession of the said premises within 15 (Fifteen) days of the written notice from the Promoters to the Purchaser intimating that the said premises is ready for use and occupancy.
25. Upon receiving a written intimation from the Promoters as per clause 23, the Purchaser shall take possession of the said premises from the Promoters by executing necessary indemnities, undertakings and such other documentations as prescribed in this Agreement, and the Promoter shall give possession of the said premises to the Purchaser. In case the Purchaser fails to take possession within the time provided in clause 24 the Purchaser shall continue to be liable to pay maintenance charges as applicable.
26. If within a period of five years from the date of handing over the said premises to the Purchaser, the Purchaser brings to the notice of the Promoters any structural defect in the said premises or the building in which the said premises is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoters at their own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Promoters, compensation for such defect in the manner as provided under the said Act.
27. The Promoters hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the MMRDA and the other concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the said premises to the Purchaser, obtain from the MMRDA or other concerned local authority occupancy and/or completion certificates in respect of the said premises.

Promoters	Purchaser
X	X

28. The Promoters hereby declare that the Floor Space Index available as on date in respect of the project land is Square meters only and Promoter has utilized the said Floor Space Index for construction on the said property.
29. The Purchaser hereby expressly agree that in the event of the Public Authority at any time acquiring any portion of the said Property prior to the issuance of the full Occupation Certificate in respect of the said Buildings, all the benefits of such acquisition, i.e. by way of compensation and/or F.S.I./T.D.R., shall be the exclusive property of the Promoters and the Purchaser shall have no right, claim or demand in respect thereof or any part thereof.
30. The Purchaser shall have no claim of any nature whatsoever, save and except in respect of the said Premises agreed to be sold to him/her/them hereunder by the Promoters. All open spaces, lobbies, terraces and all other common areas and other premises will remain the property of the Promoters until the ownership rights of the said Property is duly assigned or transferred together with the said Buildings to the proposed Co-operative Society as hereinafter mentioned, subject, however, to the rights of the Promoters as herein stated.
31. Nothing contained in this Agreement shall be construed so as to confer upon the Purchaser any right whatsoever into or upon the said Property or the said Buildings or any part thereof. It is hereby expressly agreed that such conferment shall take place only on execution of Deed of Assignment of Lease of the said Property together with the said Buildings in favour of the Co-operative Society that may be formed and the Purchaser becoming a Member of the said Co-operative Society as hereinafter mentioned.
32. It is hereby expressly agreed that the Promoters shall be entitled to sell all other premises in the said Buildings as also in the other structures that may hereafter be constructed on the said Property for any user as may be permitted by the MMRDA and other concerned authorities and the Purchaser thereof shall be entitled to use the said Premises agreed to be purchased by him/her/them accordingly. The Purchaser shall not object to the user of the other premises in the said Buildings or in any other structure on the said Property for the aforesaid purposes by the respective purchasers thereof.
33. After the Promoters execute this Agreement, they shall not mortgage or create a charge on the said premises and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for

Promoters	Purchaser
X	X

the time being in force, such mortgage or charge shall not affect the right and interest of the Purchaser who has taken or agreed to take the said premises.

34. Without prejudice to the aforesaid, it is hereby expressly agreed and provided that so long as it does not in anyway affect or prejudice the rights of the Purchaser hereunder granted in respect of the said Premises, the Promoters shall be at liberty to transfer by assignment, mortgage or otherwise deal with or dispose off their right, title or interest in the said Property and the said building/s and structure/s thereon at their sole discretion. The Purchaser shall not interfere with the said rights of Promoters in any manner whatsoever. The Promoters shall always be entitled to sign undertakings and indemnities under any law, rules or regulations concerning construction of the said Buildings and other structures or for implementation their scheme of development of the said Property.
35. The Promoters shall in respect of any amount remained unpaid by the Purchaser under this Agreement shall have first charge and lien on the said Premises agreed to be allotted and sold to the Purchaser under this Agreement, without prejudice to any other rights and remedies available to the Promoters for recovery of outstanding dues from the Purchaser and/or against the said Premises.
36. It is hereby agreed that, so long as the respective premises in the said Buildings are not separately assessed by the Municipal Corporation of Greater Mumbai (“MCGM”) or MMRDA for levy of property taxes and/or by the Promoters for payment of water charge, rates and other outgoings, the Purchaser shall pay the proportionate share of such taxes, rates and other outgoings assessed on the whole building as more particularly mentioned in ANNEXURE–‘IX’ hereto. The Purchaser shall tentatively pay Rs. _____/- per month in advance to the Promoters towards the same. At the time of taking possession of the said Premises, the Purchaser shall deposit with the Promoters a sum of Rs./- (Rupees only) as interest free deposit being 6 months’ approximate proportionate taxes, rates and other outgoing of the said Premises. The Promoters shall be entitled at their sole discretion to utilize the same in payment of the outgoings in respect of the said Premises and other monies payable by the Purchaser under this Agreement, if the Purchaser commit default in payment of the said outstanding and other dues regularly every month. Upon Society being formed and registered, the said sum or the balance thereof, if any, lying with the Promoters shall be handed over to such Co-operative Society. This

Promoters	Purchaser
x	x

provision shall not, however, entitle the Purchaser to require the Promoters to adjust the accruing rates and taxes and outgoings against the said deposit.

37. The Purchaser shall maintain at his/her/their own costs, the said Premises in the same condition, state and order in which it is delivered to him/her/them and shall observe and perform all the terms conditions and covenants contained in this Agreement and shall abide by all bye-laws, rules and regulations of MMRDA, Government, Local Bodies and Authorities and Co-operative Society when formed as aforesaid and shall attend to, answer and be responsible for all actions, omissions, breaches and violations of any of the conditions or bye-laws, rules or regulations.
38. The Purchaser agrees to pay all amounts payable to the Promoters under the terms of this Agreement as and when the same become due and payable. The Promoters are not bound to give notice requiring any such payment and the failure thereof shall not be pleaded as an excuse by the Purchaser for non-payment of any amount or amounts due on the respective due events. The Purchaser hereby covenant with the Promoters to pay all amounts agreed to be paid by the Purchaser under this Agreement and to observe and perform and covenants and conditions in this Agreement and to keep the Promoters indemnified at all times against breach or non-observance of any of the said covenants and conditions, except so far as the same ought to be observed and performed by the Promoters.
39. The Promoters shall form a common Co-operative Society for both the said Buildings. The Purchaser agrees and undertakes that as and when required by the Promoters, the Purchaser shall become the member of the said Society and shall sign and execute the application and other papers and documents necessary for the formation and registration of the said Society, including the bye laws of the proposed Society within 10 (ten) days of the intimation with regard thereto by the Promoters. The Purchaser shall not raise any objection to the changes in the draft Bye-laws as may be required by the Registrar of the Co-operative Societies and/or other concerned authorities. The Purchaser, at his/her/their own costs, shall be bound from time to time to sign all the papers and documents and all other deeds as the Promoters may require him/her/them to do from time to time for safeguarding the interest of the Promoters and the purchasers of the other premises in the said Buildings. Failure to comply with the provisions of this clause will render this Agreement ipso facto void and stand terminated, revoked and cancelled. The Purchaser shall ensure that as and when the Promoters shall so require, the

Promoters	Purchaser
X	X

Society shall pass the necessary resolutions confirmation the right of the Promoters to carry out additional construction works in and on the said Buildings and other structures on the said Property and also confirming the right to the Promoters to sell other premises and allot Car Parking Space in the building and and in the said Parking Tower constructed on the said property, as more particularly stated hereinabove in this Agreement.

40. The Purchaser shall on demand, deposit with the Promoters his/her/their proportionate share towards the deposits and other miscellaneous expenses for installation of water meter, electric meter and gas meter and/or for any other deposit / expenses to be paid by the Promoters to the Local Authority or Body concerned, including the Tata Power Ltd./Reliance Infrastructure Ltd., or any other electric supply company Bombay Gas Company or any other energy/gas company and/or MMRDA.
41. In the event of the Society of the said Buildings is being formed and registered before the sale and disposal by the Promoters of all the premises in both the said Buildings, the powers and authority of the Society shall be subject to the overriding powers of the Promoters in all the matters concerning the same and all amenities pertaining to the same, and in particular the Promoters shall have absolute right, authority and control as regards any unsold premises and the sale thereof, as well as the commencement and completion of additional construction, if any, on the said Property.
42. It is hereby agreed that the Promoters shall not be liable to bear or share the maintenance charges, electricity charges, water charges or any other outgoings attributed to and in respect of the unsold and un-allotted Flats/ Premises. The Promoters will be liable to bear the Municipal Assessment, if any, payable and that too only if the MCGM / MMRDA refuses to grant the benefit of non-occupancy in respect of such unsold Flats/Premises, but nothing else, till all such unsold un-allotted Flats/ Premises in both the said buildings are sold and disposed off / allotted by the Promoters and the purchaser/s thereof is/are put in possession thereof.
43. After the possession of the said Premises is handed over to the Purchaser, if any additions or alterations in or about or relating to the said Buildings and/or the said Parking Tower are required to be carried out by the Government, MMRDA, Local Authority or any other statutory Authority, the same shall be carried out by the Purchasers of various premises in the said Buildings,

Promoters	Purchaser
x	x

including the Purchaser herein, at his/her/their own costs and the Promoters shall not be in any manner liable or responsible for the same.

44. The Purchaser shall not do or permit to be done any act or thing which may render void or voidable any insurance in respect of the said Buildings or the said Parking Tower or other structure/s on the said Property or cause any increased premium to be payable in respect thereof or which may likely to cause nuisance or annoyance to users and occupiers of the other premises in the said Buildings.
45. Within a period of 12 (Twelve) months after (i) the said Buildings and the said Parking Tower and all other structures and premises intended to be constructed by the Promoters on the said Property are duly completed and the same are ready for occupation; (ii) the Society as aforesaid is formed and registered; (iii) all saleable premises in the said Buildings, have been duly sold and disposed off by the Promoters, (iv) the Promoters shall have received all dues receivable by them in terms of the respective agreements with the purchasers of all the said Premises in the said Buildings, including the Purchaser herein and (v) the MMRDA shall have granted its no objection and consent for the assignment of the said property unto and in favour of the Society, the Promoters will execute the Deed of Assignment in respect of the said property together with the said Buildings, the said Parking Tower and the electric Sub-Meter, if any, in favour of such Society, and till then, possession of the said Property and the said Buildings, the said Parking Tower shall be deemed to be with the Promoters.
46. The Deed of Assignment and other documents for transferring the title shall be prepared by the Advocates for the Promoters and the same will contain such covenants and condition as the said Advocates shall think reasonable and necessary having regard to the terms and conditions contained in this Agreement and the other agreements entered into by the Promoters with the other purchasers in the said Buildings, which shall be binding on the Purchaser herein and other purchasers in the said Buildings.
47. This Agreement shall be lodged for registration with Sub-Registrar of Assurance at Borivali/Goregaon in Mumbai by the Promoter and the Purchaser will attend to the office of the concerned Sub-registrar and admit execution hereof, after the Promoter informing him/her/them with the prescribed period of the date on which and the number under which it is lodged for registration by the Promoter.

Promoters	Purchaser
X	X

48. All letters circulars, receipts and/or notices issued by the Promoters or any of them and dispatched through courier or post to the address known to them of the Purchaser or by email will be a sufficient proof of the receipt thereof by the Purchaser and shall completely and effectually discharge the Promoters. For this purpose the Purchaser has given the following address:

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49. The Purchaser shall pay to the Promoters the following amounts and deposits:

- i) ₹. 27,500/- for meeting all legal costs, charges and expenses, including professional costs of the Advocates of the Promoters for preparing and engrossing this agreement and the Deed of Assignment;
- ii) ₹. 600/- Society’s share money and entrance fee.
- iii) ₹.3000/- Society Formation Charges
- iv) ₹. 5,000/- Deposit for Electricity & Water Meters
- v) ₹. 6,500/- Gas connection (if provided by Mahanagar Gas)
- vi) ₹./- Advance Deposit for Maintenance Charges including property Taxes for 6 months.
- vii) ₹./- Service Tax on advance Maintenance Charges

Total ₹./-

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In case there be any deficit in this regard, the Purchaser shall forthwith on demand pay to the Promoter, his/her/their proportionate share to make up such deficit.

50. The Promoters shall maintain a separate account in respect of the sums received by the Promoters from the Purchaser as advance or deposit, sums received on account of the share capital for the promotion of Co-operative Society or towards the outgoings, legal charges and shall utilize the said amounts only for the purposes for which they have been received.

51. Any delay or indulgence by the Promoters in enforcing any term or condition of this Agreement or any forbearance or granting of time to the Purchaser herein or any other purchasers of other premises in the said Buildings, shall not be construed as waiver on the part of the Promoters of any such breach or non compliance of any of the terms and conditions of this Agreement by the

Promoters	Purchaser
x	x

Purchaser or other such purchasers nor shall the same in any manner prejudice the rights and remedies of the Promoters.

52.
- The Promoters in their sole discretion shall be entitled to provide and grant a right of way over the said Property or any part thereof for the beneficial enjoyment of any other adjoining property or properties and the Purchaser hereby give his/her/their irrevocable consent for the same and agree and undertake that he/she/they shall not at any time raise any objection and/or obstruction thereto.
53.
- The Promoters shall be entitled to alter the terms and conditions of the agreement relating to the unsold premises in the said Buildings and the Purchaser herein shall have no right to require the enforcement thereof, in his/her/their favour or in favour of the said Premises agreed to be purchased by the Purchaser under this Agreement. The Purchaser herein shall exercise his/her/their rights under this Agreement only.
54.
- The Promoters hereby represent and warrant to the Purchaser as follows:
- (i)
- The Promoters have 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 the development upon the project land and also have actual, physical and legal possession of the project land for the implementation of the Project;
- (ii)
- The Promoters have lawful rights and requisite approvals from MMRDA and other competent authorities to carry out development of the project and shall obtain further 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 MMRDA and other competent authorities with respect to the project, project land and the said buildings/wings and the said Parking Tower are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits issued by the MMRDA and other competent authorities with respect to the project, project land and the said buildings and the said Parking Tower shall be

Promoters	Purchaser
X	X

obtained by following the due process of law and the Promoters have been and shall at all times, remain to be in compliance with all applicable laws in relation to the project, project land, the said buildings/wings, the said Parking Tower and common areas;

- (vi) The Promoters have the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be effected;
 - (vii) The Promoters have 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 premises which will, in any manner, affect the rights of the Purchaser under this Agreement;
 - (viii) The Promoters confirm that the Promoters are not restricted in any manner whatsoever from selling the said premises to the Purchaser in the manner contemplated in this Agreement;
 - (ix) At the time of execution of the assignment deed of the said buildings and Parking Tower to the Society of the purchasers the Promoters shall hand over lawful, peaceful, physical possession of the common areas of the said buildings to the Society of the purchasers;
 - (x) The Promoters have duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent authorities;
 - (xi) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoters in respect of the project land and/or the Project except those disclosed in the title report.
55. The Purchaser with an intention to bind all persons into whosoever hands the said Premises may come, doth hereby covenants with the Promoters and undertakes as follows:
- (a) To maintain the said Premises at Purchaser's own costs and risk in good, tenantable repair and condition from the date of possession of

Promoters	Purchaser
x	x

the said Premises is taken by the Purchaser, either before or after the issuance of Occupation Certificate in respect thereof, and shall not do or suffer to be done anything in or to the building in which the said Premises is situated or staircases or any passages, which may be against the rules, regulations or bye-laws of the MMRDA or other concerned local or any other authority or charge/alter or make addition in or to the said Building and the said Premises or any part thereof.

- (b) Not to store in the said Premises / car parking area or outside, any goods which are of hazardous, combustible or dangerous nature or which are prohibited by law to be brought upon or kept in the said Premises / car parking area, or are so heavy that they are likely to or may damage the construction or structure of the said Buildings or the said Premises / car parking area and the Purchaser shall be liable for the consequences of the breach on account of negligence or default of the Purchaser in this behalf and to indemnify the Promoters.
- (c) To carry at his/her/their own costs and risk all internal repairs to the said Premises / car parking area and maintain the said Premises / car parking area in the condition, state and order in which the same were delivered by the Promoters to the Purchaser and shall not do or suffer to be done anything in or to the said Buildings or the said Premises or the car parking area which may be forbidden by law or rules or regulations of the MMRDA or other concerned local authority or other public authority, and in the event of the Purchaser committing or permitting any act in contravention of the above provisions, the Purchaser shall solely be responsible and liable for the consequences thereof to the MMRDA and other concerned local authority and/or other public authority, and to indemnify the Promoters for all consequences thereof.
- (d) Not to demolish or cause to be demolished the said Premises or any part thereof and /or the said Parking Tower, nor at any time make or cause to be made any addition or alteration in the elevation and outside colour scheme of the said Buildings and/or the said Parking Tower and shall keep the partitions, sewers, drainage pipes in the said Premises and appurtenances thereto in good and tenantable repair and condition, and in particular so as to support shelter and protect the other parts of the said Buildings and shall not chisel or in any other manner damage the columns, beams, walls, slabs or R.C.C. pardis or

Promoters	Purchaser
X	X

other structural members in the said Premises without the prior written permission of the Promoters as also the MMRDA and other concerned authority. If, on account of any additions or alterations being carried out by the Purchaser in the said Premises (whether such additions and alterations are permitted by the MMRDA and other concerned authorities or not), there be any damages to the adjoining premises or to the premises situated below or above the said Premises (inclusive of leakage of water and damages to the drains) the Purchaser shall at his/her/their own costs, risk and expenses repair such damage (including recurrence of such damages).

- (e) The Purchaser shall not permit the closing of the niches or balconies or Chhaja or make any alterations in the outside elevations and outside colour scheme of the said Buildings and the said Parking Tower.
- (f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the said Property and the said Building.
- (g) Pay to the Promoters within 7 days of demand by the Promoters, his/her/their share of security deposit demanded by the concerned authority or Government for giving Water, Electricity, Gas or any other service connection to the said Building.
- (h) To bear and pay the proportionate Municipal Taxes, water charges, common electricity charges and other maintenance charges, on and from the date of taking possession of the said Premises from the Promoters, including for carrying out renovation/furniture in the said Premises, either before or after the issuance of the Occupation Certificate by the MMRDA.
- (i) To bear and pay increase in local taxes, water charges, insurance premium and such other levy, if any, which are imposed by the concerned local Authority and/or Government and/or MMRDA and/or other public Authority, on account of changes of user of the said Premises by the Purchaser, and indemnify the Promoters in that behalf.
- (j) The Purchaser shall not let, sub-let, transfer assign, or part with Purchaser's interest or benefit of this Agreement or the said Premises or create any third party interest or right or part with the possession of the said Premises or any part thereof until all the dues payable by the Purchaser to the Promoters under this Agreement are fully paid up

Promoters	Purchaser
X	X

and only if the Purchaser has not been guilty of breach of or non-observances of any of the terms and conditions of this Agreement AND until the Purchaser has obtained permission in writing of the Promoters for the purpose.

- (k) The Purchaser shall allow and permit the Promoters and their surveyors and agents and servants, with or without workmen and others, at all reasonable times to enter and upon the said Premises to view and examine the state and condition thereof and/or for the purpose of repairing any part of the said Building and for laying cables, water pipes, fittings, electric wires, structures and other conveniences, facilities and utilities belonging to, serving or used for the said Building;
- (l) To observe and perform all the terms and conditions and covenants to be observed and performed by the Purchaser as set out in this Agreement (including the recitals thereof) and if the Purchaser neglects, omits or fails to pay any amount for any reason whatsoever to the Promoters due and payable under the terms and condition of this Agreement (whether before or after the delivery of the possession) within the time hereinafter specified or if the Purchaser shall in any other way fails to perform or observe any of the covenants and stipulation herein contained, the Promoters or any of them shall be entitled to re-enter upon and resume possession of the said Premises and every part thereof and in that event this Agreement shall ipso facto stand terminated. The Purchaser herein agrees that on the Promoters re-entering on any part of the said Premises, as aforesaid, all the claims, contentions, demands and the right, title, and interest of the Purchaser in or to the said Premises and under this Agreement shall ipso facto cease and the Purchaser shall also be liable for immediate ejectment as a trespasser. The Purchaser shall thereupon cease to have any right or interest in the said Premises and in that event the purchase price till then paid to the Promoters by the Purchaser, shall within 30 days after such termination be refunded by the Promoters to the Purchaser, subject to the agreement under Clause 17 above.
- (m) The Promoters shall not be responsible for the consequences arising out of the changes in law or changes in Municipal and other Laws, rules, regulations, etc.

Promoters	Purchaser
X	X

56. If at any time this transaction is held to be liable to any additional tax, cess etc. the same shall be payable by the Purchaser to the Promoters, forthwith on demand, failing which the Purchaser shall be liable to pay the same with interest thereon as per the said Rule, with quarterly rests.
57. The Promoters shall be entitled to construct additional structures like fitness centre, Electric Sub-station/s, office/s for Society, Place of worship, temple, covered and closed garages in open compound, underground and overhead tanks, watchman’s cabin/s toilet unit for staff and domestic servants, septic tank/s soak pits, rainwater harvesting system etc. on the said Property. Subject however, to the permissions and sanctions for the same being granted by the MMRDA. The Purchaser hereby gives irrevocable consent and no objection to the Promoters for carrying out all the said constructions on the said Property. All such additional constructions shall be carried out by the Promoters in accordance with and in conformity with the building plans as may be approved by the MMRDA from time to time.
58. The Promoters shall be entitled to handover amenity space or any other area/premises, said Property to the MMRDA, MCGM or any other concerned authority and Promoters alone shall be entitled to all the benefits that may be granted by the MMRDA, MCGM or any other authority in lieu of the said amenity space and any other reserved area/premises.
59. If any permission is required to be obtained or any compliance is to be effected under any other Central or State legislation and/or the rules framed thereunder and/or under any other order, notification or ordinance whatsoever and by whatever name called, for assignment of lease and/or transfer of the said Property with the said Buildings and the said Parking Tower in favour of the Co-operative Society or any other organisation, the same shall be complied with the Purchaser/the body of all the purchasers and/or Co-operative Society in consultation and co-operation with the Promoters and all costs and charges and expenses, if any, that may have to be incurred in connection therewith, including the lease premium and any other cahrges, if any, payable to MMRDA, shall be borne and paid by the Purchaser and/or Co-operative Society.
60. The Agreement sets forth the entire agreement and understanding between the Purchaser and the Promoters and supersedes, cancels and merges:

Promoters	Purchaser
x	x

- (a) All agreements, negotiations, commitments, writings between the Purchaser and the Promoters prior to the date of execution of this agreement;
 - (b) All the representation, warranties, commitments, etc. made by the Promoters in any documents, brochure, hoarding, etc. and /or through on any other medium;
 - (c) The Promoters shall not be bound by any such agreement, negotiations, commitments, writings, discussions, representations, warranties and/or compliance thereof other than expressly agreed by the Promoters under this Agreement;
 - (d) The Purchaser agree/s and acknowledge/s that the sample flat constructed by the Promoters and all furniture, items, electronic goods, amenities, etc. provided therein are only for the purpose of show casing the sample flat and the Promoters are not liable / required to provide any furniture, items, electronic goods, amenities, etc. as displayed in the said sample flat, other than as expressly agreed by the Promoters under this Agreement.
61. The Purchaser hereby admit and confirm that the Promoters have prior to entering into this Agreement, informed the Purchaser and the Purchaser has agreed that all Brochures, Pamphlets, Literature and/or Plans whether approved or otherwise, published / issued by the Promoters, showing Gardens, Open Spaces, Recreation Areas or any other details in the said Plans and/or in the Brochure, Pamphlets or otherwise, are all tentative, subject to such variations, modifications and cancellation and/or withdrawal and/or shifting, as the Promoters may deem fit and proper, without any prior notice/intimation in any form to the Purchaser.
62. Before taking possession of the said Premises, the Purchaser will be liable to inspect the said premises and willfully and completely satisfy himself/herself/themselves with the same in respect of the area, item of work or quality of work or the materials used for the construction of the said premises and the amenities provided therein in the said buildings, and after taking possession, the Purchaser will not be entitled to raise any claim about the area, amenities provided by the Promoters with respect of the said premises.
63. Forwarding this Agreement to the Purchaser by the Promoters does not create a binding obligation on the part of the Promoters or the Purchaser, until,

Promoters	Purchaser
X	X

firstly, the Purchaser signs and delivers this Agreement with all the schedules/annexures along with the payment due as stipulated in the Payment Plan within 30 (Thirty) days from the date of receipt by the Purchaser and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoters. If the Purchaser fails to execute and deliver to the Promoters this Agreement within 30 (Thirty) days from the date of its receipt by the Purchaser and/or appear before the concerned Sub-Registrar for registration as and when intimated by the Promoter, then the Promoters shall serve a notice to the Purchaser for rectifying the default, which if not rectified within 15 (Fifteen) days from the date of its receipt by the Purchaser, application of the Purchaser for allotment of the said premises shall be treated as cancelled and all sums deposited by the Purchaser in connection therewith including the booking amount shall be returned to the Purchaser without interest or compensation whatsoever.

- 64. 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 purchaser of the said premises, in case of transfer, as the said obligation go along with the said premises for all intent and purposes.
- 65. If any provision of this Agreement shall be determined to be void or unenforceable under the said Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted insofar as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to confirm to the said 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.
- 66. Whenever in this Agreement it is stipulated that the Purchaser has to make payment, in common with other purchasers/allottees in the Project, the same shall be proportionate to the carpet area of the said premises to the total area of all the premises in the Project.
- 67. All costs charges and expenses of and incidental to or in connection with preparation, engrossment, stamping and registration of Deed of Assignment. If any and any other documents and writings required to be executed by the Promoters, shall be borne and paid by the Co-operative Society. The

Promoters	Purchaser
x	x

Promoters shall not be held liable and/or responsible for the same or any of them.

- 68. The stamp duty, registration charges and other fees and charges on this Agreement shall be borne and paid by the Purchaser alone. The Promoters shall not be held liable and/or responsible for the same or any of them.
- 69. Any dispute between the parties shall be settled amicably. In case of failure to settle the dispute amicably, the same shall be referred to the Competent Authority, for Mumbai, as per the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules and Regulations, thereunder.
- 70. 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 at Mumbai will have jurisdiction for this Agreement.

IN WITNESS WHEREOF the Parties hereto have hereunto and to a duplicate hereof set and subscribed their respective hands and seals the day and year first hereinafter written.

THE SCHEDULE ABOVE REFERRED TO:
(OF THE SAID PROPERTY/PROJECT LAND)

All that piece or parcel of land bearing C.T.S. Nos. 82 and 83-C admeasuring 2646.50 Sq. Mts. of Village Goregaon, Taluka-Borivali, in the Mumbai Suburban District, viz.

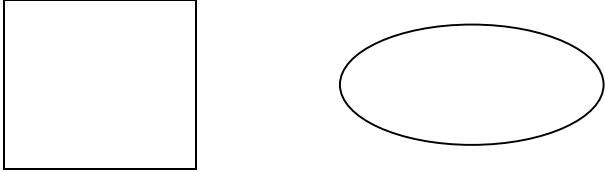
- 1)Total plot area : 2646.50 Sq. Mt.
- 2) Area under road setback : 288.36 Sq. Mt.
- 3)Net Plot Area for Development & Transfer : 2358.14 Sq. Mt.

And bounded as follows:

- On or towards East by : C.T.S. No.86
- On or towards West by : C.T.S. No.83-B
- On or towards North by : C.T.S. No.86
- On or towards South by : Ram Mandir Road

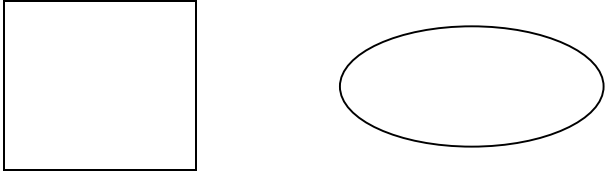
Promoters	Purchaser
X	X

SIGNED SEALED AND DELIVERED]
By the withinnamed “PROMOTERS”]
M/s. ADINATH ENTERPRISES]
Through their Partner:]
MR./MRS./M/S.]
.....]

Photo **Left Hand Thumb Impression**]


in the presence of]
1.
2.

SIGNED AND DELIVEED]
By the within named “PURCHASR/S”:]
MR./MRS./M/S.]
.....]
.....]

Photo **Left Hand Thumb Impression**]


in the presence of]
1.
2.

RECEIVED from the withinnamed)
Purchaser a sum of ₹...../-)

Promoters	Purchaser
x	x

(Rupees)
only) (after deduction of TDS under Section)
194-IA of the Income Tax Act, 1961), by)
Cheque No. dated.....)
drawn on)
being the within mentioned earnest money /)
part payment, by him/her/them paid to us) ...₹...../-

WITNESSES:

WE SAY RECEIVED
For **M/s. Adinath Enterprises**

1.
2.

Partner
PROMOTERS

Promoters	Purchaser
X	X

ANNEXURE – ‘VII’

A. COMMON AREAS & FACILITIES:-

- (i) Entrance lobby of the building;
- (ii) Staircase of the building including the landing for the purpose of ingress and egress, but not for the purpose of storage, recreation, residence or sleeping;
- (iii) Pump room with pump in the compound.
- (iv) Overhead water tanks.
- (v) Ground water tank with electrical pump
- (vi) Lift Machine Rooms on the terrace.
- (vii) Terrace (i.e. the topmost habitable floor).
- (viii) Electrical wiring through out the building.
- (ix) Necessary lights and public water connections
- (x) The foundation and main walls, columns, beams and roof of the Building.
- (xi) Tanks, pumps, motors and in general all apparatus and installation existing for common use of both buildings and Parking Tower.
- (xii) Lifts.
- (xiii) Fire fighting equipments.
- (xiv) Fitness Centre, if any, constructed in either Building.

B. LIMITED COMMON AREA& FACILITIES:-

- i) Car parking space allotted to the respective Purchaser as part of user of the respective flat purchased by him/her/them and for the sake of general convenience.
- ii) Landing in front of stairs on the floor on which the said Premises is located, as a mere access to the flat but not for the purpose of storage, recreation, residence or sleeping. The landing is limited for the use of occupiers of the premises on that particular floor and the visitors thereto but is subject to means of access for reaching other floors, available to all residents and their visitors.
- iii) Terraces, which are allotted specifically to flat shall belong to and are meant for the exclusive use of such flat Allottees alone. No other Premises – Allottees or the Society shall have or claim any rights thereto.

Promoters	Purchaser
X	X

ANNEXURE “IX”
(OF THE MAINTENANCE CHARGES)

- 1. The expenses of maintaining, repairing, redecorating etc. of the main structure of both buildings and Parking Tower and in particular the compound, terrace, gutters and rain water pipes of the buildings and Parking Tower, water-pipes, gas pipe and electric wires lifts, etc., in, under or upon the buildings, and Parking Tower enjoyed or used by the Allottees whether on ground floor in common with the other occupiers of the other flats and the main entrance, landings and structures of the buildings as enjoyed by the Allottees or used by him/her/them in common as aforesaid and the boundary walls of the buildings compounds etc.
- 2. Common electricity and water charges.
- 3. The cost of cleaning and lighting the passages, landings, staircases, and other parts of the buildings as enjoyed or used by the Allottees in common as aforesaid.
- 4. The salary and/or wages of clerks, bill collector, liftmen, security, guards, sweepers, gardeners etc.
- 5. Insurance Premium of the buildings and Parking Tower.
- 6. Such other expenses as are necessary or incidental for the maintenance and upkeep of the buildings and Parking Tower.
- 7. Taxes, cess, levies, land revenue, water charges, electricity charges, etc.
- 8. The maintenance, repairs, replacement of the lifts.
- 9. The maintenance of the Fitness Centre, if any, and the equipments and accessories therein.

Promoters	Purchaser
x	x



WOMEN'S SERVICES UNIT
1001 10th Ave NW
SEATTLE, WA 98107

1001 10th Ave NW

WOMEN'S SERVICES UNIT
1001 10th Ave NW
SEATTLE, WA 98107

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1001 10th Ave NW
SEATTLE, WA 98107



AMERICAN MEDICAL ASSOCIATION
535 N. Dearborn Ave., Chicago, Ill. 60610
Tel. (312) 462-5000

1. The American Medical Association is a national organization of physicians and surgeons, founded in 1847. It is the largest and most influential of the medical organizations in the United States. The AMA's primary purpose is to represent the interests of the medical profession and to promote the highest standards of medical practice. It does this through a variety of activities, including lobbying on behalf of the profession, setting standards for medical education and practice, and providing a forum for the exchange of ideas and information among physicians.
2. The AMA is also a powerful force in the development of medical policy. It has been instrumental in the passage of many laws and regulations that govern the medical profession, including the Medicare and Medicaid programs, the Controlled Substances Act, and the Health Insurance Portability and Accountability Act (HIPAA). The AMA also plays a key role in the development of medical ethics and standards of care.
3. In addition to its advocacy and policy-making activities, the AMA also provides a wide range of services to its members. These include access to a vast network of medical professionals, access to the latest medical research and information, and access to a variety of educational and training programs. The AMA also provides a number of other services, including malpractice insurance, disability insurance, and retirement planning.
4. The AMA is a highly respected and influential organization, and its actions have a significant impact on the medical profession and on the health care system as a whole. It is a powerful voice for the medical profession, and it is a key player in the development of medical policy and practice.
5. The AMA is a complex organization with a long and rich history. It has a wide range of interests and activities, and it is a powerful force in the medical world. It is a key player in the development of medical policy and practice, and it is a powerful voice for the medical profession.
6. The AMA is a highly respected and influential organization, and its actions have a significant impact on the medical profession and on the health care system as a whole. It is a powerful voice for the medical profession, and it is a key player in the development of medical policy and practice.
7. The AMA is a complex organization with a long and rich history. It has a wide range of interests and activities, and it is a powerful force in the medical world. It is a key player in the development of medical policy and practice, and it is a powerful voice for the medical profession.
8. The AMA is a highly respected and influential organization, and its actions have a significant impact on the medical profession and on the health care system as a whole. It is a powerful voice for the medical profession, and it is a key player in the development of medical policy and practice.
9. The AMA is a complex organization with a long and rich history. It has a wide range of interests and activities, and it is a powerful force in the medical world. It is a key player in the development of medical policy and practice, and it is a powerful voice for the medical profession.
10. The AMA is a highly respected and influential organization, and its actions have a significant impact on the medical profession and on the health care system as a whole. It is a powerful voice for the medical profession, and it is a key player in the development of medical policy and practice.

Page No. _____

Date _____

Subject _____

Topic _____



Section _____

Page No. _____

Date _____

Subject _____

Topic _____

Section _____

Page No. _____

Date _____

Subject _____

Topic _____

Section _____

Page No. _____

Date _____

Subject _____

Topic _____

Section _____

Page No. _____

Date _____



MINISTRY OF HEALTH AND FAMILY WELFARE, GOVERNMENT OF INDIA
DEPARTMENT OF PREVENTIVE AND SOCIAL MEDICINE

NOTIFICATION **NO. 12345** **DATED 15/05/2024**

Subject: **Notification regarding the implementation of the National Health Policy, 2017.**

Whereas the Government of India, by the Ministry of Health and Family Welfare, has decided to implement the National Health Policy, 2017, in order to improve the health and family welfare of the people of India;

And whereas the Government of India, by the Ministry of Health and Family Welfare, has decided to implement the National Health Policy, 2017, in order to improve the health and family welfare of the people of India;

And whereas the Government of India, by the Ministry of Health and Family Welfare, has decided to implement the National Health Policy, 2017, in order to improve the health and family welfare of the people of India;

And whereas the Government of India, by the Ministry of Health and Family Welfare, has decided to implement the National Health Policy, 2017, in order to improve the health and family welfare of the people of India;

Therefore

Notified that the Government of India, by the Ministry of Health and Family Welfare, has decided to implement the National Health Policy, 2017, in order to improve the health and family welfare of the people of India;

And whereas the Government of India, by the Ministry of Health and Family Welfare, has decided to implement the National Health Policy, 2017, in order to improve the health and family welfare of the people of India;

And whereas the Government of India, by the Ministry of Health and Family Welfare, has decided to implement the National Health Policy, 2017, in order to improve the health and family welfare of the people of India;

And whereas the Government of India, by the Ministry of Health and Family Welfare, has decided to implement the National Health Policy, 2017, in order to improve the health and family welfare of the people of India;

Notified that the Government of India, by the Ministry of Health and Family Welfare, has decided to implement the National Health Policy, 2017, in order to improve the health and family welfare of the people of India;

The first step in the process of creating a business plan is to conduct a market analysis. This involves researching the industry, identifying potential customers, and understanding the competitive landscape. Once this information is gathered, the next step is to define the business's mission and vision. This statement serves as a guiding principle for the company's operations and growth strategy. Following this, the business plan should outline the specific products or services to be offered, the marketing and sales strategy, and the financial projections for the first few years. It is important to be realistic and thorough in these projections, as they will be used to attract investors and secure financing. Finally, the plan should include a management team and a timeline for implementation. Regularly updating the plan as the business evolves is crucial for long-term success.

Page 1 of 1



1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

There is a growing body of research that suggests that the use of technology in the classroom can enhance student learning and engagement. This research is based on the idea that technology can provide students with access to a wide range of resources and information, which can help them to learn more effectively and efficiently. For example, students can use technology to access online resources, such as videos, articles, and interactive simulations, which can help them to understand complex concepts and topics. Additionally, technology can be used to create interactive learning environments, such as virtual classrooms and online discussion boards, which can help students to engage with each other and their learning materials. Overall, the research suggests that technology can be a valuable tool for enhancing student learning and engagement in the classroom.

is the most common and is caused by bacteria in the soil. It is a disease of the roots and stems of the plant. The plant will wilt and die. The disease is caused by a bacterium called *Bacterium pumilus*. The bacterium enters the plant through the roots and spreads to the stems. The plant will wilt and die. The disease is caused by a bacterium called *Bacterium pumilus*.

... (text is too blurry to transcribe accurately) ...

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

Journal of Management Education 30(6)p. 789-800
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J

Abstract

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1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

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...the ...

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MINISTRY OF HEALTH AND FAMILY WELFARE, GOVERNMENT OF INDIA
DEPARTMENT OF FAMILY WELFARE

GOVERNMENT OF INDIA
NEW DELHI - 110 002

OFFICE OF THE SECRETARY
DEPARTMENT OF FAMILY WELFARE
MINISTRY OF HEALTH AND FAMILY WELFARE
GOVERNMENT OF INDIA

FOR THE SECRETARY
DEPARTMENT OF FAMILY WELFARE
MINISTRY OF HEALTH AND FAMILY WELFARE
GOVERNMENT OF INDIA

1. The Government of India is pleased to inform that the following appointments have been made in the Department of Family Welfare, Ministry of Health and Family Welfare, Government of India.

2. The following appointments have been made in the Department of Family Welfare, Ministry of Health and Family Welfare, Government of India.

3. The following appointments have been made in the Department of Family Welfare, Ministry of Health and Family Welfare, Government of India.

4. The following appointments have been made in the Department of Family Welfare, Ministry of Health and Family Welfare, Government of India.

5. The following appointments have been made in the Department of Family Welfare, Ministry of Health and Family Welfare, Government of India.

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1. The first part of the document is a letter from the author to the reader, explaining the purpose of the study and the methods used. The letter is dated 1st January 1998 and is addressed to the reader.

2. The second part of the document is a list of references, which includes books, articles, and other sources used in the study. The references are listed in alphabetical order.

3. The third part of the document is a list of figures, which includes tables, graphs, and other visual aids used in the study. The figures are listed in alphabetical order.

4. The fourth part of the document is a list of tables, which includes tables of data, tables of results, and other tables used in the study. The tables are listed in alphabetical order.

5. The fifth part of the document is a list of appendices, which includes appendices of data, appendices of results, and other appendices used in the study. The appendices are listed in alphabetical order.

Appendix A
List of references



6. The sixth part of the document is a list of figures, which includes tables, graphs, and other visual aids used in the study. The figures are listed in alphabetical order.

7. The seventh part of the document is a list of tables, which includes tables of data, tables of results, and other tables used in the study. The tables are listed in alphabetical order.

8. The eighth part of the document is a list of appendices, which includes appendices of data, appendices of results, and other appendices used in the study. The appendices are listed in alphabetical order.

9. The ninth part of the document is a list of figures, which includes tables, graphs, and other visual aids used in the study. The figures are listed in alphabetical order.

10. The tenth part of the document is a list of tables, which includes tables of data, tables of results, and other tables used in the study. The tables are listed in alphabetical order.



NOTES: [illegible]
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ANSWER KEY TO EXERCISES ON REASONING ABOUT REASONING





Architectural drawing showing floor plan of a building. The plan includes dimensions for various rooms and corridors. The drawing is oriented with a north arrow pointing towards the top right.

ANNEXURE D **THE HINDU MARRIAGE ACT, 1955**

1. The expression of "marriage" including betrothal, in all the provisions of this Marriage Act and the Hindu Marriage Act shall be construed to include any betrothal or any other ceremony or rite which is solemnized in accordance with the customs and traditions of the Hindus and which is intended to create a legal relationship between the parties thereto.
2. The expression of "marriage" shall not include any ceremony or rite which is solemnized in accordance with the customs and traditions of the Hindus and which is intended to create a legal relationship between the parties thereto.
3. The expression of "marriage" shall not include any ceremony or rite which is solemnized in accordance with the customs and traditions of the Hindus and which is intended to create a legal relationship between the parties thereto.
4. The expression of "marriage" shall not include any ceremony or rite which is solemnized in accordance with the customs and traditions of the Hindus and which is intended to create a legal relationship between the parties thereto.
5. The expression of "marriage" shall not include any ceremony or rite which is solemnized in accordance with the customs and traditions of the Hindus and which is intended to create a legal relationship between the parties thereto.
6. The expression of "marriage" shall not include any ceremony or rite which is solemnized in accordance with the customs and traditions of the Hindus and which is intended to create a legal relationship between the parties thereto.
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10. The expression of "marriage" shall not include any ceremony or rite which is solemnized in accordance with the customs and traditions of the Hindus and which is intended to create a legal relationship between the parties thereto.

Signature	Signature

List of Amenities

Frame:

The Building shall be of Earthquake Resistant RCC Structures having 6" Brick Work for External Wall & 4" Brick work for Internal Wall.

Walls :

All internal walls will be finished with Gypsum in true line & level.

Flooring :

800 mm X 1200mm in Drawing room & Granamite tiles in bedroom, balcony, kitchen etc.

Bathroom :

All bathrooms will have decorative wall tiles.

Kitchen :

Granite top cooking platform with stainless steel sink .

Plumbing:

*All sanitary wares shall be of Cera/Johnson or equivalent make.

Electric:

*For the new building entire electric work shall be of three phase.

*Concealed electric with ISI marked copper wire/P.V.C. conduits and CPL/Anchor or equivalent make & ISI marked switches.

*All rooms shall have sufficient electric points and shall be provided with a fan in each room..

*Staircase and common area shall be provided with adequate lights.

Doors:

*Wooden Door's having both sides Veener or Lamination for Main Door/ Internal Door.

Paints :

All flats will have paint on internal walls & paint on external walls.

Windows:

*powder coated/Anodised aluminum glazed windows.

Lift of Kone or equivalent make shall be provided in the building.

Underground & over head tank shall be cladded with white glazed tiles from inside.

Society's office as permissible under D.C. Regulations for M.M.R.D.A



Diagram illustrating the structure of a sphere, showing internal components and labels.

Diagram illustrating the structure of a sphere, showing internal components and labels.

Diagram illustrating the structure of a sphere, showing internal components and labels.

Diagram illustrating the structure of a sphere, showing internal components and labels.

GENERAL STATE



OFFICE OF THE COMMISSIONER OF THE LAND OFFICE

ALBANY, N. Y.

1880

TO THE HONORABLE SENATE AND ASSEMBLY OF THE STATE OF NEW YORK:

IN OBEEDIENCE TO A RESOLUTION PASSED BY THE SENATE AND ASSEMBLY OF THE STATE OF NEW YORK, APRIL 1, 1879, AND CONFIRMED BY THE SENATE AND ASSEMBLY OF THE STATE OF NEW YORK, APRIL 1, 1880, THE COMMISSIONER OF THE LAND OFFICE HAS THE HONOR TO SUBMIT TO YOU THE FOLLOWING REPORT:

NAME OF THE LAND	ACRES	VALUE	REMARKS
1. LANDS BELONGING TO THE STATE OF NEW YORK, AND NOT YET SOLD.	1,234,567	\$1,234,567	
2. LANDS BELONGING TO THE STATE OF NEW YORK, AND SOLD.	1,234,567	\$1,234,567	
3. LANDS BELONGING TO THE STATE OF NEW YORK, AND NOT YET SOLD.	1,234,567	\$1,234,567	
4. LANDS BELONGING TO THE STATE OF NEW YORK, AND SOLD.	1,234,567	\$1,234,567	
5. LANDS BELONGING TO THE STATE OF NEW YORK, AND NOT YET SOLD.	1,234,567	\$1,234,567	
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8. LANDS BELONGING TO THE STATE OF NEW YORK, AND SOLD.	1,234,567	\$1,234,567	
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10. LANDS BELONGING TO THE STATE OF NEW YORK, AND SOLD.	1,234,567	\$1,234,567	

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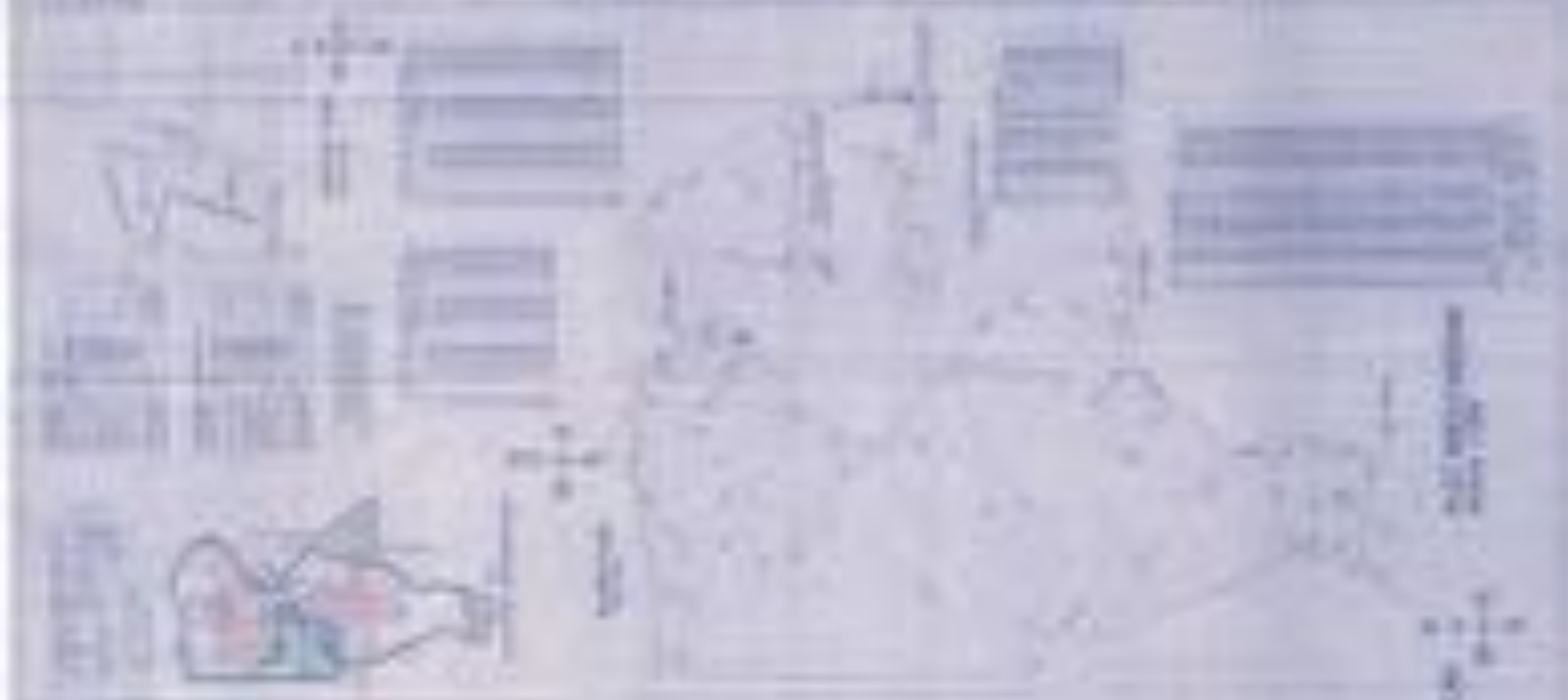


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- 1) **Ministry of Health of the Republic of Serbia** is hereby authorized to develop the content of the national standards of the activities of the medical and paramedical professions and to ensure that the content of the national standards is in line with the requirements of the law on the profession of the medical and paramedical professions and to ensure that the content of the national standards is in line with the requirements of the law on the profession of the medical and paramedical professions.
- 2) **Ministry of Health of the Republic of Serbia** is hereby authorized to develop the content of the national standards of the activities of the medical and paramedical professions and to ensure that the content of the national standards is in line with the requirements of the law on the profession of the medical and paramedical professions and to ensure that the content of the national standards is in line with the requirements of the law on the profession of the medical and paramedical professions.
- 3) **Ministry of Health of the Republic of Serbia** is hereby authorized to develop the content of the national standards of the activities of the medical and paramedical professions and to ensure that the content of the national standards is in line with the requirements of the law on the profession of the medical and paramedical professions and to ensure that the content of the national standards is in line with the requirements of the law on the profession of the medical and paramedical professions.
- 4) **Ministry of Health of the Republic of Serbia** is hereby authorized to develop the content of the national standards of the activities of the medical and paramedical professions and to ensure that the content of the national standards is in line with the requirements of the law on the profession of the medical and paramedical professions and to ensure that the content of the national standards is in line with the requirements of the law on the profession of the medical and paramedical professions.

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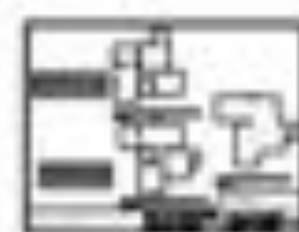
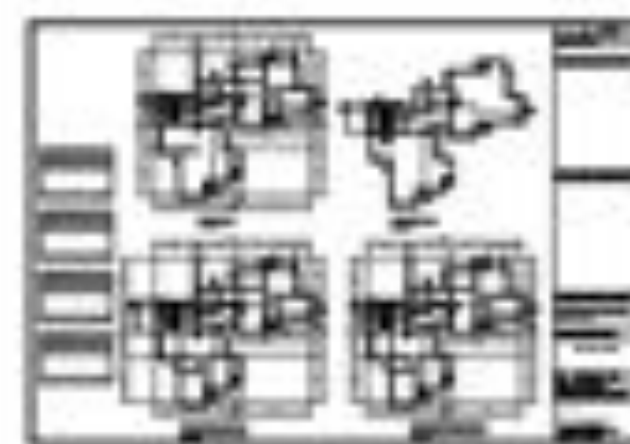
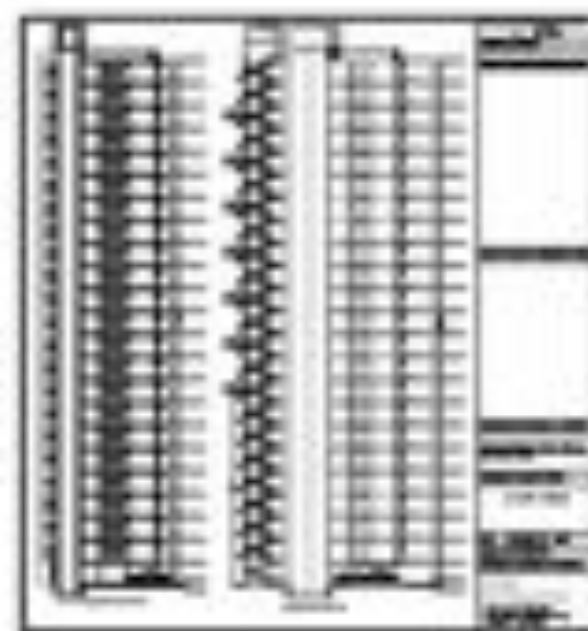
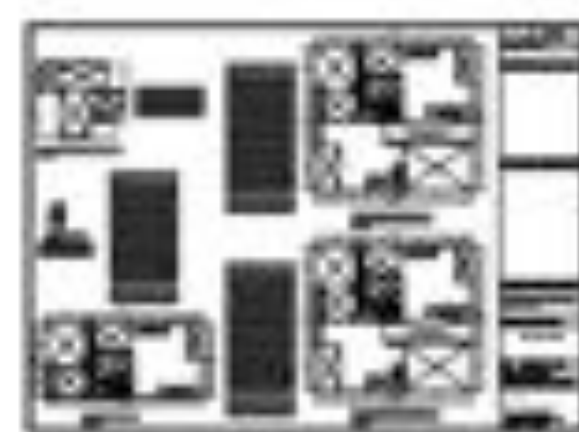
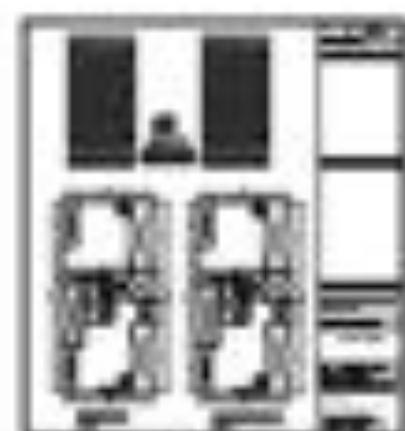
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PROPOSED PLAN

SCALE 1:100



SCALE 1:200

