

Model Form of Agreement

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

Between

THIS AGREEMENT made at Thane this day of in the Christian Year Two Thousand _____ BETWEEN **M/s. GAJRAJ BUILDERS & DEVELOPERS**, having its office at Shop No.01, Salom Apartment, Near Telephone Exchange, Kulgaon Badlapur West, Taluka Ambernath, Dist Thane, 421503. through its Proprietor **MR. TUKARAM BARKU MHATRE**, hereinafter referred to as 'the **PROMOTORS/OWNERS**' (which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective legal heirs, executors successors, survivors, administrators and assigns) of the One Part.

AND

SHRI./SAU., aged about years, Occupation, residing at hereinafter referred to as "the Allottee" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her / their heirs, executors, administrators and assigns) of the Other Part.

WHEREAS the Mrs. Shila Sharad Chodankar & others was own, seized and possessed off and/or well and sufficiently entitled to the N.A. land, lying and situate at Village Belavali, Taluka Ambernath, District Thane, Survey No. 105-A, Hissa No. 24 & 25, Plot No. 3, area admeasuring about **388** sq. yards, and more particularly described in the **SCHEDULE I** hereunder written. (hereinafter for the sake of brevity called and referred to as the "**SAID PROJECT LAND**").

AND WHEREAS by an Deed of Conveyance dated 06.11.2013, the Said Owner (hereinafter referred to as "**THE ORIGINAL OWNER**") has sold the land in respect of the Said Property unto the **MR. TUKARAM BARKU MHATRE**, the **PROMOTORS/OWNERS** herein.

AND WHEREAS the said Deed of conveyance is duly registered at the office of Sub Registrar of Assurances, Ulhasnagar - 2, under their No. 12411/2013, dated 06.11.2013.

WHEREAS the Mr. Suhas Charandas Ambade was own, seized and possessed off and/or well and sufficiently entitled to the N.A. land, lying and situate at Village Belavali, Taluka Ambernath, District Thane, Survey No. 105-A, Hissa No. 24 & 25, Plot No. 4, area admeasuring about **457** sq. yards, and more particularly described in the **SCHEDULE II** hereunder written. (hereinafter for the sake of brevity called and referred to as the "**SAID PROJECT LAND**").

AND WHEREAS by an Deed of Conveyance dated 22.06.2010, the Said Owner (hereinafter referred to as “**THE ORIGINAL OWNER**”) has sold the land in respect of the Said Property unto the **MR. TUKARAM BARKU MHATRE**, the **PROMOTORS/OWNERS** herein.

AND WHEREAS the said Deed of conveyance is duly registered at the office of Sub Registrar of Assurances, Ulhasnagar - 2, under their No. 5690/2010, dated 22.06.2010.

WHEREAS the Mr. Kamalakar Gurunath Shete was own, seized and possessed off and/or well and sufficiently entitled to the N.A. land, lying and situate at Village Belavali, Taluka Ambernath, District Thane, Survey No. 105-A, Hissa No. 24 & 25, Plot No. 5, area admeasuring about **381** sq. yards, and more particularly described in the **SCHEDULE III** hereunder written. (hereinafter for the sake of brevity called and referred to as the "**SAID PROJECT LAND**").

AND WHEREAS by an Deed of Conveyance dated 22.02.2012, the Said Owner (hereinafter referred to as “**THE ORIGINAL OWNER**”) has sold the land in respect of the Said Property unto the **MR. TUKARAM BARKU MHATRE**, the **PROMOTORS/OWNERS** herein.

AND WHEREAS the said Deed of conveyance is duly registered at the office of Sub Registrar of Assurances, Ulhasnagar - 2, under their No. 1888/2012, dated 22.02.2012.

AND WHEREAS the Mr. Kamalakar Gurunath Shete was own, seized and possessed off and/or well and sufficiently entitled to the N.A. land, lying and situate at Village Belavali, Taluka Ambernath, District Thane, Survey No. 105-A, Hissa No. 24 & 25, Plot No. 6, area admeasuring about **380** sq. yards, and more particularly described in the **SCHEDULE IV** hereunder written. (hereinafter for the sake of brevity called and referred to as the "**SAID PROJECT LAND**").

AND WHEREAS by an Deed of Conveyance dated 22.02.2012, the Said Owner (hereinafter referred to as “**THE ORIGINAL OWNER**”) has sold the land in respect of the Said Property unto the **MR. TUKARAM BARKU MHATRE**, the **PROMOTORS/OWNERS** herein.

AND WHEREAS the said Deed of conveyance is duly registered at the office of Sub Registrar of Assurances, Ulhasnagar - 2, under their No. 1888/2012, dated 22.02.2012.

AND WHEREAS 1) Mr. Laxman Ganpat Karale, 2) Mr. Kashinath Ganpat Karale, 3) Mrs. Chandrabhaga Pandurang Karale, 4) Mr. Pundalik Pandurang Karale, 5) Mr. Balaram Pandurang Karale, 6) Mr. Vasant Pandurang Karale, (THE ORIGINAL LAND LORD/OWNER) forwarded Plotting plan for approval before Assistant Director of town planning

Thane, Vide Order No.NAP/SR/ULN/126/1982, dated 17/04/1982, in respect of the said property No. I to IV and other plots.

AND WHEREAS 1) Mr. Laxman Ganpat Karale, 2) Mr. Kashinath Ganpat Karale, 3) Mrs. Chandrabhaga Pandurang Karale, 4) Mr. Pundalik Pandurang Karale, 5) Mr. Balaram Pandurang Karale, 6) Mr. Vasant Pandurang Karale, (THE ORIGINAL LAND LORD/OWNER) also obtained the N A Permission from Tahasildar Ulhasnagar, Vide Order No.NAP/SR-108/1982, dated 07/05/1982, in respect of the said property No. I to IV.

AND WHEREAS after execution and registration of the said Deed of Conveyances, the **PROMOTER/OWNERSS** herein, have acquired the **TDR from M/S. RUDRA ENTERPRISES THROUGH ITS PARTNER SHRI. SANJAY HIRALAL DARGAD**, vide TDR Agreement dated 02.05.2017.

AND WHEREAS the said TDR Agreement is duly registered at the office of Sub-registrar of Assurances Ulhasnagar – 2, under their No. 4995/2017, dated 02.05.2017.

AND WHEREAS in pursuance to the said Deed of Conveyances, and T.D.R. Agreement, the **PROMOTORS/OWNERS** herein, have prepared the necessary building plan/s through their Architects and got sanctioned the said plan/s on the said Property, vide their order No. KBNP/BP/2014-2015/653/Unique No.207, Dated 11/12/2014 thereby granting building permission for construction of building of ground plus seven upper floors for the construction of Commercial & Residential premises and there after THE PROMOTER/ OWNERS obtained revised Commencement Certificate from The Kulgaon Badlapur Municipal Council, vide their No. KBNP/NRV/BP/ 4450 Dated 06/06/2017 to constructing building of ground plus eight upper floors for the construction of Commercial & Residential premises.

AND WHEREAS THE **PROMOTORS/OWNERS** intend to acquire either additional TDR in the form of FSI &/or additional FSI by paying premium to the Council/Competent Authority and consume and utilize the same on the Buildings in order to construct the ONE building comprising of additional upper floors.

AND WHEREAS the PROMOTORS/OWNERS are entitled and enjoined upon to construct building on the project land in accordance with the recitals hereinabove;

AND WHEREAS the PROMOTORS/OWNERS is in possession of the project land.

AND WHEREAS the Promoter/owners has proposed to construct on the project land ONE building, comprising of basement, shops, offices, flats, stilts, parking.

AND WHEREAS the Promoter/owners intend to acquire either additional TDR in the form of FSI &/or additional FSI by paying premium to the Corporation/Competent Authority and consume and utilize the same on the said ONE building, as per D. C. R. & KBMC rules.

AND WHEREAS the Allottee is offered an Apartment/ Flat/ Shop/ Office/ Parking / Garage bearing number _____ on the _____ floor, (herein after referred to as the said "Apartment/ Flat/ Shop/ Office/ Parking / Garage") in the Building called 'MRUNALI PARADISE' (herein after referred to as the said "Building") being constructed by the Promoter/owners.

AND WHEREAS the Promoter/owners has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.

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

AND WHEREAS the Promoter/owners has appointed a structural Engineer for the preparation of the structural design and drawings of the building and the Promoter/owners accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

AND WHEREAS by virtue of the Deed of Conveyance the Promoter/owners has sole and exclusive right to sell the Apartment/ Flat/ Shop/ Office/ Parking / Garage in the said building/s to be constructed by the Promoter/owners on the project land and to enter into Agreement/s with the allottee(s)/s of the Apartment/ Flat/ Shop/ Office/ Parking / Garage to receive the sale consideration in respect thereof.

AND WHEREAS on demand from the allottee, the Promoter/owners has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter/owners Architects Messrs RAJ & ASSOCIATES and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder.

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter/owners, authenticated copies of 7/12 Extracts/ Property card or any other relevant revenue record showing the nature of the title of the Promoter/owners to the project land on which the Apartment/ Flat/ Shop/ Office/ Parking /

Garage are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C-1.

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

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

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

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

AND WHEREAS the Promoter/owners has accordingly commenced construction of the said building in accordance with the said proposed plans.

AND WHEREAS the Allottee has applied to the Promoter/owners for allotment of an Apartment/ Flat/ Shop/ Office/ Parking / Garage No. on floor situated in the building called as 'MRUNALI PARADISE', being constructed of the said Project.

AND WHEREAS the carpet area of the said Apartment/ Flat/ Shop/ Office/ Parking is _____ square meters and "carpet area" means the net usable floor area of an Apartment/ Flat/ Shop/ Office/ Parking / Garage, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment/ Flat/ Shop/ Office/ Parking / Garage for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said

Apartment/ Flat/ Shop/ Office/ Parking / Garage for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the Apartment/ Flat/ Shop/ Office/ Parking / Garage.

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

AND WHEREAS, prior to the execution of these presents the Allottee has paid to the Promoter/owners a sum of Rs./- (Rupees only), being part payment of the sale consideration of the Apartment/ Flat/ Shop/ Office/ Parking / Garage agreed to be sold by the Promoter/owners to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter/owners both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter/owners the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, the Promoter/owners has registered the Project under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority at no. _____.

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

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter/owners hereby agrees to sell and the Allottee hereby agrees to purchase the (Apartment/ Flat/ Shop/ Office/ Parking / Garage) and the covered parking (if applicable).

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

1. THE PROMOTER/OWNERS has proposed to construct on the project land ONE building, comprising of basement, shops, offices, flats, stilts, parking, in pursuance to sanctioned plans & permissions issued/ to be issued by the Kulgaon Badlapur Municipal Council.

AND WHEREAS the Promoter/owners intend to acquire either additional TDR in the form of FSI &/or additional FSI by paying premium to the Council/Competent Authority and consume and utilize the same on the said building.

Provided that the Promoter/owners shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment/ Flat/ Shop/ Office/ Parking / Garage of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

1. a (i) The Allottee hereby agrees to purchase from the Promoter/owners and the Promoter/owners hereby agrees to sell to the Allottee Apartment/ Flat/ Shop/ Office/ Parking / Garage No. of of carpet area admeasuring sq. meters on floor in the building called as 'MRUNALI PARADISE' (hereinafter referred to as "the Apartment/ Flat/ Shop/ Office/ Parking / Garage") as shown in the Floor plan thereof hereto annexed and marked Annexure C-1 and C-2 for the consideration of Rs./- including Rs./- being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith. (the price of the Apartment/ Flat/ Shop/ Office/ Parking / Garage including the proportionate price of the common areas and facilities and parking spaces should be shown separately).

(ii) The Allottee hereby agrees to purchase from the Promoter/owners and the Promoter/owners hereby agrees to sell to the Allottee garage/mechanical parking bearing Nos. ____ situated at _____ Basement and/or stilt being constructed in the layout for the consideration of Rs. _____/-

(iii) The Allottee hereby agrees to purchase from the Promoter/owners and the Promoter/owners hereby agrees to sell to the Allottee covered parking spaces bearing Nos. ____ situated at _____ Basement and/or stilt and being constructed in the layout for the consideration of Rs. _____/-.

1(b) The total aggregate consideration amount for the Apartment/ Flat/ Shop/ Office/ Parking / Garage including garages/covered parking spaces is thus Rs. _____/-.

1(c) The Allottee has paid on or before execution of this agreement a sum of Rs _____/- (Rupees _____ only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoter/owners the balance amount of Rs/- (Rupees only) in the following manner :-

i. Amount of Rs...../- (.....) (not exceeding 30% of the total consideration) to be paid to the Promoter/owners after the execution of Agreement.

ii. Amount of Rs...../- (.....) (not exceeding 45% of the total consideration) to be paid to the Promoter/owners on completion of the Plinth of the building or wing in which the said Apartment/ Flat/ Shop/ Office/ Parking / Garage is located.

iii. Amount of Rs...../- (.....) (not exceeding 70% of the total consideration) to be paid to the Promoter/owners on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment/ Flat/ Shop/ Office/ Parking is located.

iv. Amount of Rs...../- (.....) (not exceeding 75% of the total consideration) to be paid to the Promoter/owners on completion of the walls, internal plaster, floorings doors and windows of the said Apartment/ Flat/ Shop/ Office/ Parking.

v. Amount of Rs...../- (.....) (not exceeding 80% of the total consideration) to be paid to the Promoter/owners on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment/ Flat/ Shop/ Office/ Parking.

vi. Amount of Rs...../- (.....) (not exceeding 85% of the total consideration) to be paid to the Promoter/owners on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment/ Flat/ Shop/ Office/ Parking is located.

vii. Amount of Rs...../- (.....) (not exceeding 95% of the total consideration) to be paid to the Promoter/owners on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment/ Flat/ Shop/ Office/ Parking / Garage is located.

viii. Balance Amount of Rs...../- (.....) against and at the time of handing over of the possession of the Apartment/ Flat/ Shop/ Office/ Parking / Garage to the Allottee on or after receipt of occupancy certificate or completion certificate.

1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter/owners by way of Value Added Tax, Service Tax, GST and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter/owners) up to the date of handing over the possession of the Apartment/ Flat/ Shop/ Office/ Parking / Garage.

1(e) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development

charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter/owners undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter/owners shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

1(f) The Promoter/owners may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottee by discounting such early payments @___% per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter/owners.

1(g) The Promoter/owners shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter/owners. If there is any reduction in the carpet area within the defined limit then Promoter/owners shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter/owners shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

1(h) The Allottee authorizes the Promoter/owners to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter/owners may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter/owners to adjust his payments in any manner.

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

2.1 The Promoter/owners hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over

possession of the Apartment/ Flat/ Shop/ Office/ Parking / Garage to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment/ Flat/ Shop/ Office/ Parking / Garage.

2.2 Time is essence for the Promoter/owners as well as the Allottee. The Promoter/owners shall abide by the time schedule for completing the project and handing over the [Apartment/ Flat/ Shop/ Office/ Parking / Garage] to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be.

Similarly, the Allottee shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter/owners as provided in clause 1 (c) herein above. ("Payment Plan").

3. The Promoter/owners hereby declares that the Floor Space Index available as on date in respect of the project land is square meters only and Promoter/owners has planned to utilize Floor Space Index of _____ by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter/owners has disclosed the Floor Space Index of _____ as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment/ Flat/ Shop/ Office/ Parking / Garage based on the proposed construction and sale of Apartment/ Flat/ Shop/ Office/ Parking / Garage to be carried out by the Promoter/owners by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter/owners only.

4.1 If the Promoter/owners fails to abide by the time schedule for completing the project and handing over the [Apartment/ Flat/ Shop/ Office/ Parking / Garage] to the Allottee, the Promoter/owners agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter/owners, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter/owners under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoter/owners.

4.2 Without prejudice to the right of Promoter/owners to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in

payment on due date of any amount due and payable by the Allottee to the Promoter/owners under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee committing three defaults of payment of installments, the Promoter/owners shall at his own option, may terminate this Agreement:

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

Provided further that upon termination of this Agreement as aforesaid, the Promoter/owners shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter/owners) within a period of thirty days of the termination, the installments of sale consideration of the Apartment/ Flat/ Shop/ Office/ Parking / Garage which may till then have been paid by the Allottee to the Promoter/owners.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter/owners in the said building and the Apartment/ Flat/ Shop/ Office/ Parking / Garage as are set out in Annexure 'E', annexed hereto.

6. The Promoter/owners shall give possession of the Apartment/ Flat/ Shop/ Office/ Parking / Garage to the Allottee on or before _____. If the Promoter/owners fails or neglects to give possession of the Apartment/ Flat/ Shop/ Office/ Parking / Garage to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter/owners shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment/ Flat/ Shop/ Office/ Parking / Garage with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter/owners received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter/owners shall be entitled to reasonable extension of time for giving delivery of Apartment/ Flat/ Shop/ Office/ Parking / Garage on the aforesaid date, if the completion of building in which the Apartment/ Flat/ Shop/ Office/ Parking / Garage is to be situated is delayed on account of –

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

7.1 Procedure for taking possession - The Promoter/owners, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the [Apartment/ Flat/ Shop/ Office/ Parking / Garage], to the Allottee in terms of this Agreement to be taken within 3 (three months) from the date of issue of such notice and the Promoter/owners shall give possession of the [Apartment/ Flat/ Shop/ Office/ Parking / Garage/Plot] to the Allottee. The Promoter/owners agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter/owners. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter/owners or association of allottees, as the case may be.

The Promoter/owners on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project.

7.2 The Allottee shall take possession of the Apartment/ Flat/ Shop/ Office/ Parking / Garage within 15 days of the written notice from the Promoter/owners to the Allottee intimating that the said Apartment/ Flat/ Shop/ Office/ Parking / Garage are ready for use and occupancy.

7.3 Failure of Allottee to take Possession of [Apartment/ Flat/ Shop/ Office/ Parking / Garage]: Upon receiving a written intimation from the Promoter/owners as per clause 8.1, the Allottee shall take possession of the [Apartment/ Flat/ Shop/ Office/ Parking / Garage] from the Promoter/owners by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter/owners shall give possession of the [Apartment/ Flat/ Shop/ Office/ Parking / Garage] to the allottee. In case the Allottee fails to take possession within the time provided in clause 8.1 such Allottee shall continue to be liable to pay maintenance charges as applicable.

7.4 If within a period of five years from the date of handing over the Apartment/ Flat/ Shop/ Office/ Parking / Garage to the Allottee, the Allottee brings to the notice of the Promoter/owners any structural defect in the Apartment/ Flat/ Shop/ Office/ Parking / Garage or the building in which the Apartment/ Flat/ Shop/ Office/ Parking / Garage are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter/owners at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the

Promoter/owners, compensation for such defect in the manner as provided under the Act.

8. The Allottee shall use the Apartment/ Flat/ Shop/ Office/ Parking / Garage or any part thereof or permit the same to be used only for purpose of *residence/office/show-room/shop/godown for carrying on any industry or business. (*strike of which is not applicable) the Allottee shall use the garage or parking space only for purpose of keeping or parking vehicle.

9. The Allottee along with other allottee(s) of Apartment/ Flat/ Shop/ Office/ Parking / Garage in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter/owners may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter/owners within seven days of the same being forwarded by the Promoter/owners to the Allottee, so as to enable the Promoter/owners to register the common organization of Allottee. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

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

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

9.3 Within 15 days after notice in writing is given by the Promoter/owners to the Allottee that the Apartment/ Flat/ Shop/ Office/ Parking is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment/ Flat/ Shop/ Office/ Parking/ Garage) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights,

repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter/owners such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter/owners provisional monthly contribution of Rs./- per month towards the outgoings. The amounts so paid by the Allottee to the Promoter/owners shall not carry any interest and remain with the Promoter/owners until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter/owners to the Society or the Limited Company, as the case may be.

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

- (i) Rs./- for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.
- (ii) Rs./- for formation and registration of the Society or Limited Company/Federation/ Apex body.
- (iii) Rs./- for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body
- (iv) Rs./- for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body.
- (v) Rs...../- For Deposit towards Water, Electric, and other utility and services connection charges &
- (vi) Rs _____/- for deposits of electrical receiving and Sub Station provided in Layout.

11. The Allottee shall pay to the Promoter/owners a sum of Rs./- for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter/owners in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter/owners, the Allottees share of stamp duty and registration charges payable, by the said Society or Limited Company on such

conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee shall pay to the Promoter/owners, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER/OWNERS

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

- i. The Promoter/owners has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Promoter/owners has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project.
- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report.
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report.
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter/owners has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas.
- vi. The Promoter/owners has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected.
- vii. The Promoter/owners has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement

with any person or party with respect to the project land, including the Project and the said [Apartment/ Flat/ Shop/ Office/ Parking/Garage] which will, in any manner, affect the rights of Allottee under this Agreement.

viii. The Promoter/owners confirms that the Promoter/owners is not restricted in any manner whatsoever from selling the said [Apartment/ Flat/ Shop/ Office/ Parking / Garage] to the Allottee in the manner contemplated in this Agreement.

ix. At the time of execution of the conveyance deed of the structure to the association of allottees the Promoter/owners shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees.

x. The Promoter/owners has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities.

xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter/owners in respect of the project land and/or the Project except those disclosed in the title report.

14. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment/ Flat/ Shop/ Office/ Parking / Garage may come, hereby covenants with the Promoter/owners as follows :-

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

ii. Not to store in the Apartment/ Flat/ Shop/ Office/ Parking / Garage any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment/ Flat/ Shop/ Office/ Parking / Garage is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which

may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment/ Flat/ Shop/ Office/ Parking / Garage is situated, including entrances of the building in which the Apartment/ Flat/ Shop/ Office/ Parking / Garage is situated and in case any damage is caused to the building in which the Apartment/ Flat/ Shop/ Office/ Parking / Garage is situated or the Apartment/ Flat/ Shop/ Office/ Parking / Garage on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

iii. To carry out at his own cost all internal repairs to the said Apartment/ Flat/ Shop/ Office/ Parking / Garage and maintain the Apartment/ Flat/ Shop/ Office/ Parking / Garage in the same condition, state and order in which it was delivered by the Promoter/owners to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment/ Flat/ Shop/ Office/ Parking / Garage is situated or the Apartment/ Flat/ Shop/ Office/ Parking / Garage which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

iv. Not to demolish or cause to be demolished the Apartment/ Flat/ Shop/ Office/ Parking / Garage or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment/ Flat/ Shop/ Office/ Parking / Garage or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment/ Flat/ Shop/ Office/ Parking / Garage is situated and shall keep the portion, sewers, drains and pipes in the Apartment/ Flat/ Shop/ Office/ Parking / Garage and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment/ Flat/ Shop/ Office/ Parking is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Apartment/ Flat/ Shop/ Office/ Parking / Garage without the prior written permission of the Promoter/owners and/or the Society or the Limited Company.

v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment/ Flat/ Shop/ Office/ Parking / Garage is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment/ Flat/ Shop/ Office/ Parking / Garage in the compound or any portion of the project land and

the building in which the Apartment/ Flat/ Shop/ Office/ Parking / Garage is situated.

vii. Pay to the Promoter/owners within fifteen days of demand by the Promoter/owners, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment/ Flat/ Shop/ Office/ Parking / Garage is situated.

viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment/ Flat/ Shop/ Office/ Parking / Garage by the Allottee for any purposes other than for purpose for which it is sold.

ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment/ Flat/ Shop/ Office/ Parking until all the dues payable by the Allottee to the Promoter/owners under this Agreement are fully paid up.

x. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartment/ Flat/ Shop/ Office/ Parking / Garages therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/ Federation regarding the occupancy and use of the Apartment/ Flat/ Shop/ Office/ Parking / Garage in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

xi. Till a conveyance of the structure of the building in which Apartment/ Flat/ Shop/ Office/ Parking / Garage is situated is executed in favour of Society/Limited Society, the Allottee shall permit the Promoter/owners and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

xii. Till a conveyance of the project land on which the building in which Apartment/ Flat/ Shop/ Office/ Parking / Garage is situated is executed in favour of Apex Body or Federation, the Allottee shall permit the Promoter/owners and their surveyors and agents, with or without

workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

15. The Promoter/owners shall maintain a separate account in respect of sums received by the Promoter/owners from the Allottee as advance or deposit, sums received on account of the share capital for the promotion/ formation of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartment/ Flat/ Shop/ Office/ Parking / Garage or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment/ Flat/ Shop/ Office/ Parking / Garage hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter/owners until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

17. PROMOTER/OWNERS SHALL NOT MORTGAGE OR CREATE A CHARGE After the Promoter/owners executes this Agreement he shall not mortgage or create a charge on the *[Apartment/ Flat/ Shop/ Office/ Parking / Garage/] and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such [Apartment/ Flat/ Shop/ Office/ Parking / Garage/plot].

18. BINDING EFFECT

Forwarding this Agreement to the Allottee by the Promoter/owners does not create a binding obligation on the part of the Promoter/owners or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter/owners. If the Allottee(s) fails to execute and deliver to the Promoter/owners this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter/owners, then the Promoter/owners shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith

including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

19. ENTIRE AGREEMENT

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Apartment/ Flat/ Shop/ Office/ Parking / Garage/plot/building, as the case may be.

20. RIGHT TO AMEND

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

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

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the [Apartment/ Flat/ Shop/ Office/ Parking / Garage/Plot], in case of a transfer, as the said obligations go along with the [Apartment/ Flat/ Shop/ Office/ Parking / Garage/Plot] for all intents and purposes.

22. SEVERABILITY

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

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

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the [Apartment/ Flat/ Shop/ Office/ Parking / Garage] to the total carpet area of all the [Apartment/ Flat/ Shop/ Office/ Parking / Garage] in the Project.

24. FURTHER ASSURANCES

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

25. PLACE OF EXECUTION

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

26. The Allottee and/or Promoter/owners shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter/owners will attend such office and admit execution thereof.

27. That all notices to be served on the Allottee and the Promoter/owners as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter/owners by Registered Post A.D **and** notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Name of Allottee

(Allottee's Address)

Notified Email ID: _____

M/s Promoter/owners name

(Promoter/owners Address)

Notified Email ID: _____

It shall be the duty of the Allottee and the Promoter/owners to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter/owners or the Allottee, as the case may be.

28. JOINT ALLOTTEES

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

29. Stamp Duty and Registration :- The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee.

30. Dispute Resolution :- Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the **RERA** Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

31. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the _____ courts will have the jurisdiction for this Agreement.

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

First Schedule above Referred to

ALL that piece & parcel of N. A. land lying and being situated at Survey No.105-A, Hissa No.24 & 25 Part, Plot No 3, Area admeasuring about 388 Sq. Yards, Aakar Rs.00 Paise.05, Village Belavali, Tal.Ambernath, Dist.Thane, within the limits of KulgaonBadlapur Municipal Council, Kulgaon., which is bounded as under :-

ON OR TOWARDS EAST : Plot No 4
ON OR TOWARDS WEST : Plot No 1 & 2
ON OR TOWARDS SOUTH : Layout road and plot No 6
ON OR TOWARDS NORTH : HissaNo. 23

Second Schedule above Referred to

ALL that piece & parcel of N. A. land lying and being situated at Survey No.105-A, Hissa No.24 & 25 Part, Plot No 4, Area admeasuring about 457 Sq. Yards, Aakar Rs.00 Paise.10, Village Belavali, Tal. Ambernath, Dist. Thane, within the limits of KulgaonBadlapur Municipal Council, Kulgaon., which is bounded as under :-

ON OR TOWARDS EAST : Hissa No 3
ON OR TOWARDS WEST : Lay Out Road and Plot No 3
ON OR TOWARDS SOUTH : Plot No 5
ON OR TOWARDS NORTH : Hissa No 23

Third Schedule above Referred to

ALL that piece & parcel of N. A. land lying and being situated at Survey No.105-A, Hissa No.24 & 25 Part, Plot No 5, Area admeasuring about 381 Sq. Yards, Aakar Rs.00 Paise.05, Village Belavali, Tal. Ambernath, Dist. Thane, within the limits of KulgaonBadlapur Municipal Council, Kulgaon., which is bounded as under :-

ON OR TOWARDS EAST : Hissa No 3
ON OR TOWARDS WEST : Hissa No 6
ON OR TOWARDS SOUTH : Hissa No 4/1
ON OR TOWARDS NORTH : Plot No 4

Fourth Schedule above Referred to

ALL that piece & parcel of N. A. land lying and being situated at Survey No.105-A, Hissa No.24 & 25 Part, Plot No 6, Area admeasuring about 380 Sq. Yards, Aakar Rs.00 Paise.05, Village Belavali, Tal.Ambernath, Dist.Thane, within the limits of KulgaonBadlapur Municipal Council, Kulgaon., which is bounded as under :-

ON OR TOWARDS EAST : Plot No 5 &Hissa No 4/1
ON OR TOWARDS WEST : Plot No 7
ON OR TOWARDS SOUTH : Hissa No 4/1
ON OR TOWARDS NORTH : Road

SCHEDULE OF PROPERTY NO.V

PLACE/ VILLAGE	SURVEY/ HISSA NO.	BUILDING NAME	FLOOR NO.	FLAT / SHOP	AREA ADMN. Sq. ft. (Carpet)
BELAVLI	105A/ 24 & 25 Part Plot No. 3 to 6	“MRUNALI PARADISE”			

Together with all easementary rights, etc.

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

SIGNED AND DELIVERED BY THE WITHIN NAMED

Allottee: (including joint buyers)

(1)

(2)

At on

in the presence of WITNESSES:

1. Name

Signature _____

2. Name

Signature _____

SIGNED AND DELIVERED BY THE WITHIN NAMED

Promoter/owners:
(1)

(Authorized Signatory)

WITNESSES:
Name
Signature _____

Name
Signature _____

SCHEDULE 'A'

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

SCHEDULE 'B'

FLOOR PLAN OF THE APARTMENT/ FLAT/ SHOP/ OFFICE/ PARKING / GARAGE

ANNEXURE – A

Name of the Attorney at Law/Advocate,

Address :

Date :

No.

RE. :

Title Report

Details of the Title Report

The Schedule Above Referred to

(Description of property)

Place: THANE

Datedday of 2017

(Signed)

Signature of Attorney-at-Law/Advocate

ANNEXURE - B

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

ANNEXURE - C-1

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

ANNEXURE - C-2

(Authenticated copies of the plans of the Layout as proposed by the Promoter/owners and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project)

ANNEXURE –D

(Authenticated copies of the plans and specifications of the Apartment/ Flat/ Shop/ Office/ Parking / Garage agreed to be purchased by the Allottee as approved by the concerned local authority)

ANNEXURE – E

(Specification and amenities for the Apartment/ Flat/ Shop/ Office/ Parking / Garage).

ANNEXURE – F

(Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority) Received of and from the Allottee above named the sum of Rupees/- on execution of this agreement towards Earnest Money Deposit or application fee.

I say received.

The Promoter/owners/s.