

AGREEMENT FOR SALE

[NOTE:

PROMOTERS SHALL HIGHLIGHT ALL INSERTIONS, MODIFICATIONS, DELETIONS AND ADDITIONAL CLAUSES WITH A DIFFERENT COLOR WHILE SUBMITTING THIS AGREEMENT FOR SALE WITH THE APPLICATION FOR REGISTRATION]

THIS SALE CUM CONSTRUCTION AGREEMENT IS MADE AND EXECUTED ON THIS_2nd DAY OF July , TWO THOUSAND TWENTY FIVE (02/07/2025) AT BANGALORE:-:

BETWEEN:

. **M/S. SIPANI PROPERTIES (P) LIMITED**, a company registered under companies Act 2013 with CIN No. U70102KA1997PTC023041 & having Regd office at No.439, 18th Main, 6th Block, Koramangala, Bangalore 560095. Represented by its Authorised signatory of the company Shri. M. N. Madhava Murthy, **PAN No: AADCA2239B** authorized vide board resolution dated 25-03-2025 hereinafter referred to as the “PROMOTER/DEVELOPER” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees);

AND

Mr. / Ms. _____, (Aadhar no. _____) son/ daughter of _____, aged about _____, residing at _____, (PAN _____), hereinafter called the “Allottee” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns).

DEFINITIONS:

For the purpose of this Agreement for Sale, unless the context otherwise requires,-

- a) “Act” means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016);

- b) “appropriate Government” means the State Government of Karnataka;
- c) “Rules” means the Karnataka Real Estate (Regulation and Development) Rules, 2017
- d) “Regulations” means the Regulations made under the Real Estate (Regulation and Development) Act, 2016;
- e) “Section” means a section of the Act.

WHEREAS:

A. The Promoter is the absolute and lawful owner and in peaceful possession and enjoyment immovable property bearing Sy No 24/6 measuring one acre registered vide sale deed No BK-02349 dt 15-6-2024, got Residentially converted vide order dated 14-6-2024 & Sy No 22/2 measuring six acres registered vide sale deed Nos Bk-1-03254,3255 & 03259 dt 13-7-2022 got Residentially converted vide order dated 8-11-2023 and Sy No 21 measuring 3 acres 31 guntas registered vide sale deed No_BK-1-09495 dt 14-2-2023 got Residentially converted vide order dated 19-7-2023 and having all lands Merged E khata property No 150200102200820061 dt 04-06-2025 . All Documents registered in the office of the sub Registrar, Sarjapura , Bangalore Dist and all properties situated at Madappanahalli village, Sarjapura Hobli, Anekal Taluk, Bangalore Dist more fully detailed in the Schedule property and here in after referred to as Schedule A property 1 to 3 to this agreement of sale .

B. The Said Land is earmarked for the purpose of building a Multi storied residential project, comprising of wings with Two Basement+Ground +18 floors apartment buildings and shall be known as **Sipani City Phase-1 Project;**

C. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Said Land on which Project is to be constructed have been completed;

D. The Anekal Planning Authority (Body of BMRDA) has granted the sanction plan cum commencement certificate to develop the Project vide approval dated 29-8-2025 for construction of 771 units + applicable parking spaces with A, to H wings comprising of 1, 2 & 3 BHK units & club house and other amenities.

E. The Promoter has obtained the final layout plan, sanctioned plan, specifications and approvals for the Project and also for the apartment building, from Anekal Planning Authority (Body of BMRDA) vide sanction Plan No_APA/CC/210/2025-26 dt 29-8-

2025 & has obtained the required NOC from Fire, Bescom, Airport, KSPCB & Environment clearance etc. The Promoter agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with section 14 of the RERA Act and other laws as applicable;

F. The Promoter has registered the Project under the provisions of the RERA Act with the Karnataka Real Estate Regulatory Authority at Bangalore on _____ under registration no. _____ by submitting all the details and documents as required by the authority for providing the project Registration certificate which is valid till five years from the date of issue of the registration certificate.

G. The Allottee had applied for an apartment in the Project vide application no. _____ dated _____ and has been allotted apartment no. _____ having carpet area of _____ square Mtrs, type _____, on _____ floor in [tower/block/building] no. _____ (“Building”) along with garage/covered parking no. _____ measuring 135 (12.5 x 5 mtrs) square feet in the _____ as permissible under the applicable law and of pro rata share in the common areas (“Common Areas”) as defined under clause (n) of Section 2 of the Act (hereinafter referred to as the “Apartment” more particularly described in Schedule A and the floor plan of the apartment is annexed hereto and marked as Schedule B);

H. The Allottee/Parties have gone through all the terms and conditions set out in this Agreement, legal documents and its opinion of the project fully and understood the mutual rights and obligations detailed herein and got satisfied with the same.

I. _____ [Please enter any additional disclosures/details] 7

J. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;

K. 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;

L. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Apartment and the garage/covered / open parking (as applicable) as specified in para G;

NOW THEREFORE, in consideration of the mutual representations, covenants, assurances, promises and agreements contained herein and other good and valuable

consideration, the Parties agree as follows:

1. TERMS:

1.1 Subject to the terms and conditions as detailed in this Agreement, the Promoter agrees to sell to the Allottee and the Allottee hereby agrees to purchase, the Apartment as specified in para G.

1.2 The Total Price for the Apartment based on the carpet area is Rs. _____ (Rupees _____ only ("Total Price") and the details of same as below :

A.	Basic cost of the Apartment	Rs
B.	Cost of covered/ open car parking	Rs
C.	Rate per sq Mtr	Rs
D.	Provision for Power and water /charges @175/sft	Rs
E.	Club house /Recreation Centre charges	Rs
F.	DG /Power back up charges	Rs
G.	Legal Due Diligence charges	Rs
H.	Total cost of the flat/apartment of the company	Rs
I.	GST on the unit at 5%	Rs
J.	Total cost payable by the Allottee/Purchaser	Rs

Further the Allottee/s have paid a Subsidized Membership fee of Rs _____ towards the usage of Main Common Sports/Tarff club (Transferable Membership fee) & on pay & use basis as & when required by the flat owners.

Explanation:

(i) The Total Price above includes the booking amount paid by the allottee to the Promoter towards the Apartment/flat of Rs ____ at the time of Booking.

(ii) The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter by way of Goods and Service Tax (GST), or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoter, by whatever name called) and the same shall be payable by the Allottee on or before handing over the possession of the apartment to the allottee and the project to the association of the Allottees or the competent authority, as the case may be, after obtaining the completion certificate / occupancy certificate; Provided that in case there is any change / modification in the taxes, the subsequent amount payable by the allottee to the promoter shall be increased/reduced based on such change / modification: Provided further that if any increase in the taxes after the expiry of the schedule dated of completion of the project as per registration with the authority which

shall include the extension of registration, if any, granted to the said project by the Authority as per the Act for which the allottee /purchaser hereby gives his/her consent for such extension to be obtained by the promoter/Developer from time to time as required to complete the project, the same shall not be charged from the allottee; The Allottee here by agrees to pay the applicable difference of GST charges if it get changed from time to time during this period before getting Registration of the sale deed in their favour of flat booked by the allottee.

(iii) The Promoter shall periodically intimate in writing to the Allottee, the amount payable as stated in above and the Allottee shall make payment demanded by the Promoter within the time and in the manners specified therein in this agreement on his/her own. In addition, the Promoter shall provide to the Allottee the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;

(iv) The Total Price of [Apartment/flat] includes recovery of price of land, construction of [not only the Apartment but also] the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the apartment, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment in the common areas, maintenance charges as per para 11 .9 etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the [Apartment/Flat] and the Project.

1.3 The Total Price is escalation-free, save and except increases which the Allottee hereby agrees to pay, 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 from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/charges imposed by the competent authorities, the Promoter shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments. Provided that if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority, as per the Act, the same shall not be charged from the allottee.

1.4 The Allottee(s) shall make the payment as per the payment plan set out in Schedule C (“Payment Plan”).

1.5 The Promoter may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee by discounting such early payments @ 8.5% p.a 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. At the same time if the allottee delays making the scheduled amounts as per this agreement, then the interest at Bank /Financial lending rate including all charges as applicable shall be charged to the customer and the customer hereby agrees to pay the same or shall be adjusted out of the payments already made by the allottee to the company towards the allotted apartment/flat.

1.6 It is agreed that the Promoter shall not make any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described herein at Schedule 'D' and Schedule 'E' (which shall be in conformity with the advertisement, prospectus etc., on the basis of which sale is effected) in respect of the apartment or building, as the case may be, without the previous written consent of the Allottee as per the provisions of the Act. Provided that the Promoter may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act. The promoter reserves the right to make such modifications/additions to achieve the allowed FAR to the project by the sanctioning authority for which the allottee shall not have any objection and that also will be carried out as required under the RERA

1.7 The Promoter shall confirm to 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. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter if required. If there is any reduction in the carpet area then the Promoter shall refund the excess money paid by Allottee within sixty days with annual interest at the rate prescribed 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, which is not more than Five percent of the carpet area of the apartment, allotted to Allottee, the Promoter may demand that from the Allottee as per the next milestone of the Payment Plan as provided in Schedule-C. All these monetary adjustments shall be made at the same rate per square Mtr/feet as agreed in para 1.2 of this Agreement.

1.8 Subject to para 9.3 the Promoter agrees and acknowledges, the Allottee shall have the right to the Apartment as mentioned below:

- (i) The Allottee shall have exclusive ownership of the Apartment;
- (ii) The Allottee shall also have undivided proportionate share in the Common Areas. Since the share / interest of Allottee in the Common Areas is undivided and cannot be divided or separated, the Allottee shall use the Common Areas along with other occupants, maintenance staff etc., without

causing any inconvenience or hindrance to them. The UDS which is being indicated in the sale deed shall be final. It is clarified that the promoter shall hand over the common areas to the association of allottees after duly obtaining the completion certificate from the competent authority as provided in the Act;

- (iii) That the computation of the price of the Apartment includes recovery of price of land, construction of [not only the Apartment but also] the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the apartment, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment in the common areas & , (maintenance charges only shall be paid separately for the first year by the allottee at the time of executing the sale deed as being fixed by the promoter/Maintenance agency and there after on monthly basis s fixed from time to time) as per para 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the Apartment and the Project;
- (iv) The Allottee has the right to visit the project site to assess the extent of development of the project and his/her apartment, as the case may be.

1.9 It is made clear by the Promoter and the Allottee agrees that the Apartment along with open garage/covered parking shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is an independent, self-contained Project covering the said Land and is not a part of any other project or zone and shall not form a part of and/or/ linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Allottee. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Allottees of the Project.

1.10 The Promoter agrees to pay all outgoings before transferring the physical possession of the apartment to the Allottees, which it has collected from the Allottees, for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the project). If the Promoter fails to pay all or any of the outgoings collected by it from the Allottees or any liability, mortgage loan and interest thereon before transferring the apartment to the Allottees, the Promoter agrees to be liable, even after the transfer of the property, to pay such outgoings and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken there for

by such authority or person.

1.11 The Allottee has paid a sum of Rs. _____ (Rupees _____ only) as booking amount being part payment towards the Total Price of the Apartment at the time of application the receipt of which the Promoter hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the Apartment as prescribed in the Payment Plan [Schedule C] as may be demanded by the Promoter within the time and in the manner specified therein: Provided that if the allottee delays in payment towards any amount for which is payable; he shall be liable to pay interest at the rate specified in the Rules/ being charged by the company bankers/financial institution before execution of sale deed in his/her name.

1. MODE OF PAYMENT:

Subject to the terms of the Agreement and the Promoter abiding by the construction milestones, the Allottee shall make all payments, on written demand by the Promoter, within the stipulated time as mentioned in the Payment Plan [Schedule C] through A/c Payee cheque/demand draft/bankers cheque or online payment (as applicable) in favour of the designated RERA project A/c No. _____ of _____ Bank payable at Bangalore. _____.

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES:

3.1 The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and the Rules and Regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or the statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on 12 his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she may be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

3.2 The Promoter accepts no responsibility in regard to matters specified in para 3.1 above. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent

to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only. The Allottee agrees to pay the Credit card payment processing charges if payments are made through their credit card or any other type of remittance of currency from abroad.

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS:

The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding of the allottee against the [Apartment/Plot], if any, in his/her name and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

5. TIME IS ESSENCE:

The Promoter shall abide by the time schedule for completing the project as disclosed at the time of registration of the project with the Authority and towards handing over the Apartment to the Allottee and the common areas to the association of the allottees or the competent authority, as the case may be.

6. CONSTRUCTION OF THE PROJECT/APARTMENT:

The Allottee has seen the proposed layout plan, specifications, amenities and facilities of Apartment and accepted the floor plan, payment plan and the specifications, amenities and facilities annexed along with this Agreement which has been approved by the competent authority, as represented by the Promoter. The Promoter shall develop the Project in accordance with the said layout plans, floor plans and specifications, amenities and facilities. Subject to the terms in this Agreement, the Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the Karnataka relevant State laws and shall not have an option to make any variation /alteration /modification in such plans, other than in the manner provided under the Act, and breach of this term by the Promoter shall constitute a material breach of the Agreement. 13

7. POSSESSION OF THE APARTMENT/PLOT

7.1 Schedule for possession of the said Apartment - The Promoter agrees and understands that timely delivery of possession of the Apartment to the allottee and the

common areas to the association of allottees or the competent authority, as the case may be, is the essence of the Agreement. The Promoter assures to hand over possession of the Apartment along with ready and complete common areas with all specifications, amenities and facilities of the project in place by 30-9-2031, unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity (including the delays due to natural calamities like continues heavy rainfall etc) caused by nature affecting the regular development of the real estate project ("Force Majeure"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Apartment, provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allotment within 60 days from that date. The Promoter shall intimate the allottee about such termination at least thirty days prior to such termination. On such cancellation the promoter reserves the right to resale the said unit & refund of the money paid by the Allottee, the Allottee agrees that he/she shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement .

7.2 Procedure for taking possession - The Promoter, upon obtaining the occupancy certificate* from the competent authority shall offer in writing the possession of the Apartment, to the Allottee in terms of this Agreement to be taken within 45 days from the date of issue of occupancy certificate. [Provided that, in the absence of local law, the conveyance deed in favour of the allottee shall be carried out by the Promoter within 3 months from the date of issue of occupancy certificate]. The Promoter agrees and undertakes to indemnify the allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the promoter. The Allottee, after Registration of unit in his/her name which includes taking the possession, agree(s) to pay the maintenance charges as determined by the Promoter/association of allottees, as the case may be after the issuance of the completion certificate for the project. The promoter shall hand over the occupancy certificate of the apartment, as the case may be, to the allottee at the time of conveyance of the same time or on receipt of the same after execution of sale deed.

7.3 Failure of Allottee to take Possession of [Apartment/Plot] - Upon receiving a written intimation from the Promoter as per para 7.2, the Allottee shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Apartment to the allottee. In case the Allottee fails to take possession within the time provided in para 7.2, such Allottee shall continue to be liable to pay

maintenance charges as specified in para 7.2 and the promoter shall reserve the right to cancel such allotment & refund the amount paid by the allottee with bank rate of interest as per RERA Act.

7.4 Possession by the Allottee - After obtaining the occupancy certificate* and handing over physical possession of the Apartment to the Allottees, it shall be the responsibility of the Promoter to hand over the necessary documents and plans, including common areas, to the association of Allottees or the competent authority, as the case may be, as per the local laws. [Provided that, in the absence of any local law, the promoter shall handover the necessary documents and plans, including common areas, to the association of allottees or the competent authority, as the case may be, within thirty days after obtaining the completion certificate].

7.5 .A Cancellation of flat by Allottee – The Allottee shall have the right to cancel/withdraw his allotment in the Project as provided in the Act:

Provided that where the allottee proposes to cancel/withdraw from the project without any fault of the promoter, the promoter herein is entitled to forfeit the booking amount paid for the allotment or 5% of the total flat amount in case of agreement of sale is executed. The balance amount of money paid by the allottee shall be returned by the promoter to the allottee within 90 days of such cancellation over & above bank interest has to be paid by the promoter. Further in case if the allottee does not make regular payment as per the payment schedule provided in this agreement to sell, the promoter reserves the right to cancel the allotment of flat and this agreement unilaterally with giving a 15 days notice to the allottee of such cancellation of flat booked. The amount paid by the allottee shall be refunded after deducting the cancellation charges of the flat at 3% or the flat booking amount fixed at the time of booking whichever is higher.

7.5 B> In case of swapping by the customer to any other unit in the same project or to difference block a swapping charges of 3% of the flat cost shall be charged which the allottee has to make payment or accept to adjust the same against his already paid payment for the existing flat and transfer balance to the new unit.

7.6 Compensation - The Promoter shall compensate the Allottee in case of any loss caused to him due to defective title of the land, on which the project is being developed or has been developed, in the manner as provided under the Act and the claim for interest and compensation under this provision shall be applicable as per the existing laws in force

Except for occurrence of a Force Majeure event, if the promoter fails to complete or is unable to give possession of the Apartment (i) in accordance with the terms of this Agreement, duly completed by the date specified in para 7.1; or (ii) due to

discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act; or for any other reason; the Promoter shall be liable, on demand to the allottees, in case the Allottee wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the Apartment, with interest at the rate prescribed in the Rules including compensation in the manner as provided under the Act within Sixty days of it becoming due. Provided that where if the Allottee does not intend to withdraw from the Project, the Promoter shall pay the Allottee interest at the rate prescribed in the Rules for every month of delay, till the handing over of the possession of the Apartment, which shall be paid by the promoter to the allottee within Sixty (60) days of it becoming due.

7.7 Assignment Fee/charges: In case where ever the allottee sells the unit to a third party, before the registration, then the allottee agrees to pay the assignment charges of flat at 5% of the total flat cost going to be registered by the company in favour of the new customer or the assignor as documentation charges .

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

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

- (i) The [Promoter] has absolute, clear and marketable title with respect to the said Land; the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said Land for the Project;
- (ii) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;
- (iii) There are no encumbrances upon the said Land or the Project; [in case there are any encumbrances on the land provide details of such encumbrances including any rights, title, interest and name of party in or over such land]
- (iv) There are no litigations pending before any Court of law or Authority with respect to the said Land, Project or the Apartment;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and Apartment are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Land, Building and Apartment and common areas;
- (vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee

created herein, may prejudicially be affected;

(vii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee under this Agreement subject to that if the promoter has already made at least the part payment of such apartment where earlier allottee has canceled the allotment then this clause shall not apply.

(viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;

(ix) At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the Apartment to the Allottee and the common areas to the Association of the allottees or the competent authority, as the case may be;

(x) The Schedule Property is not the subject matter of any HUF and that no part there of is owned by any minor and/or no minor has any right, title and claim over the Schedule A Property

(xi) The Promoter has duly paid and shall continue to pay and discharge all 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 till the completion certificate has been issued and possession of apartment, plot or buildings, as the case may be, along with common areas (equipped with all the specifications, amenities and facilities) has been handed over to the allottee and the association of allottees or the competent authority, as the case may be;

(xii) 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 by or served upon the Promoter in respect of the said Land and/or the Project.

9. EVENTS OF DEFAULTS AND CONSEQUENCES:

9.1 Subject to the Force Majeure clause, the Promoter shall be considered under a condition of Default, in the following events:

(i) Promoter fails to provide ready to move in possession of the Apartment to the Allottee within the time period specified in para 7.1 or fails to complete the project within the stipulated time disclosed at the time of registration of the project with the Authority.

For the purpose of this para, 'ready to move in possession' shall mean that the apartment shall be in a habitable condition which is complete in all respect including the provision of all specifications, amenities and facilities, as agreed to between the parties, and for which occupation certificate and completion certificate, as the case may be, has been issued by the competent authority;

(ii) Discontinuance of the Promoter's business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made there under.

9.2 In case of Default by Promoter under the conditions listed above, Allottee is entitled to the following:

(i) Stop making further payments to Promoter as demanded by the Promoter. If the Allottee stops making payments, the Promoter shall correct the situation by completing the construction milestones and only thereafter the Allottee be required to make the next payment without any interest; or

(ii) The Allottee shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the apartment, along with interest at the rate prescribed in the Rules within sixty days of receiving the termination notice: Provided that where an Allottee does not intend to withdraw from the project or terminate the Agreement, he shall be paid, by the promoter, interest at the rate prescribed in the Rules, for every month of delay till the handing over of the possession of the Apartment, which shall be paid by the promoter to the allottee within Sixty days of it becoming due.

9.3 The Allottee shall be considered under a condition of Default, on the occurrence of the following events:

(i) In case the Allottee fails to make payments for two consecutive demands made by the Promoter as per the Payment Plan annexed hereto, despite having been issued notice in that regard the allottee shall be liable to pay interest to the promoter on the unpaid amount at the rate prescribed in the Rules;

(ii) In case of Default by Allottee under the condition listed above continues for a period beyond three consecutive months after notice from the Promoter in this regard, the Promoter may cancel the allotment of the [Apartment/Plot], in favour of the Allottee and refund the money paid to him by the allottee by deducting the booking amount fixed at that time or 3% of total flat cost whichever is higher and the pre EMI interest liabilities if any and this Agreement shall thereupon stand terminated. Provided that the promoter shall intimate the allottee about such termination at least 15 days prior to such termination

in writing.

10. CONVEYANCE OF THE SAID APARTMENT:

The Promoter, on receipt of Total Price of the Apartment as per 1.2 under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the Apartment together with proportionate indivisible share in the Common Areas within 2 months from the date of issuance of the occupancy certificate* and the completion certificate, as the case may be, to the allottee. [Provided that, in the absence of local law, the conveyance deed in favour of the allottee shall be carried out by the promoter within 3 months from the date of issue of occupancy certificate]. However, in case the Allottee fails to deposit the stamp duty and / or registration charges within the period mentioned in the notice, the allottee authorized the promoter to withhold registration of the conveyance deed in his/her favour till payment of stamp duty and registration charges to the promoter is made by the allottee.

11. MAINTENANCE OF THE SAID BUILDING / APARTMENT / PROJECT:

The Promoter shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance of the project by the association of the allottees upon the issuance of the completion certificate of the project. The cost of such maintenance is not been included in the Total Price of the Apartment and has to be paid separately by the allottee on execution of sale deed .

12. DEFECT LIABILITY:

It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Promoter as per the agreement for sale relating to such development is brought to the notice of the Promoter within a period of 5 (five) years by the Allottee (Air cracks are excluded) from the date of handing over possession and one year for other defects (except electrical items and its defects), it shall be the duty of the Promoter to rectify such defects without further charge, within 30 (thirty) days, and in the event of Promoter's failure to rectify such defects within such time, the aggrieved Allottees shall be entitled to receive appropriate compensation in the manner as provided under the Act provided if it is a genuine.

13. RIGHT TO ENTER THE APARTMENT FOR REPAIRS:

The Promoter /maintenance agency /association of allottees shall have rights of unrestricted access of all Common Areas, garages/covered parking and parking spaces for providing necessary maintenance services and the Allottee agrees to permit the

association of Allottees and/or maintenance agency to enter into the Apartment or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

14. USAGE:

Use of Basement and Service Areas: The basement(s) and service areas, if any, as located within the Sipani City phase-1, shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, fire fighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee shall not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the association of Allottees formed by the Allottees for rendering maintenance services.

15. GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT:

15.1 Subject to Para 12 above, the Allottee shall, after taking possession, be solely responsible to maintain the Apartment at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the Apartment or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the Apartment and keep the [Apartment, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized.

15.2 The Allottee further undertakes, assures and guarantees that he/she would not put any sign-board / name-plate, neon light, publicity material or advertisement material etc. on the face / facade of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottees shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Allottee shall not store any hazardous or combustible goods in the Apartment or place any heavy material in the common passages or staircase of the Building. The Allottee shall also not remove any wall, including the outer and load bearing wall of the Apartment.

15.3 The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of Allottees and/or maintenance agency appointed by association of Allottees. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid

conditions.

15.4 The Allottees here by agree to pay the maintenance charges regularly every month to the maintenance agency or the promoter who ever is maintaining the common areas with out fail on or before 7th of every month as per the rate fixed by the maintenance agency/promoter as applicable from time to time so that the maintenance of common areas are not affected in any manner and in case if the default occurs continuously for two months then the maintenance agency/ Developer will have to right to disconnect the DG connection and water connection of such flats after giving prior notice in writing to clear the dues and if such dues are not cleared even after such notice of mail/letter to such allottees/flat owners . For reconnection of such disconnections the flat owner/allottee has to pay a separate charges of Rs 5000/- to the maintenance agency or as applicable. This is been done so that the other flat owners who are paying the maintenance regularly should not be affected in any manner.

15.5 The flat owners should not use the flat/apartment for commercial purpose and if required in such case has to obtain the written permission from the association or the promoter till such time of forming the association where in for such cases the maintenance charges shall be on commercial basis as being fixed from time to time.

In case if the maintenance charges not paid in time, the maintenance agency shall charge a penalty charges of Maximum of Rs 250/- for such month of delay.

15.6. the Flat owners should keep their pets with in their flats and should not allow to go around separately without any one family members of them and if any damage / nusence is created either in common areas or neighbor flats such cost and cleaning should be done/borne by such flat owners itself and maintenance agency shall only act like a Arbitrator to resolve the issue in such cases. charges will be issued accordingly depending upon the same if it is of common area of the project.

15.7 The Allottee/s shall permit the Promoter and/or Maintenance Company and/or Owners' Association and/or their agents with or without workmen at all reasonable times to enter into and upon the Apartment/Parking Space or any part thereof for the purpose of repairing, maintaining, re-building, cleaning and keeping in order and condition all services, drains, structures or other conveniences belonging to or servicing or used for the said apartment and also for the purpose of laying, maintaining, repairing and testing drainage, water pipes and electric wires and for similar purposes and also for the purpose of cutting off the supply of water and electricity etc., to the Apartment/Parking space or other common areas of the building or to the occupiers of such Apartment/Parking space as the case may be who have defaulted in paying the share of the water, electricity and other charges.

15.8 The common areas and facilities shall remain undivided and no apartment owner including Allottee/s shall bring any action for partition or division of any part thereof. Further the Allottee/s shall not seek partition of undivided share in the “Said Land”.

15.9 The Flat owners can make use of the common areas and facilities in accordance with the purpose for which they are intended without hindering or encroaching upon the lawful rights of other apartment owners in the Block and/or in ‘**Sipani City Phase -1**’.

15.10 The Flat owners if they are letting out the flats to others in such cases, they have to provide the Rent/Lease agreement copy and the Adhar & identity documents to the association and the maintenance agency/promoter or developer from time to time in order to maintain proper rules and regulations so that no unforeseen instances occur in the project premises.

15.11 The Flat owners has agreed to maintain silence after 9.30 p.m. so that the other flat owners are not affected due to their any programme or in any such instances and also should see that no alcoholic drinks are allowed outside the flat by any of the members of the flat and in such cases the matter shall be reported to nearest police station and all such expenses shall be borne by those flat owners itself.

15.12 The Flat owner hereby agrees that he /she will not make any modification in the bath rooms /utility pipes etc which may affect the side/upper/lower flat owners flats and in such cases the damage caused shall be rectified/ borne by the modified flat owner itself till the same is fully rectified. Hence it is advised not to carry out any change of direction or such which affects plumbing areas in the flats.

16. **COMMON SPORTS/RECREATIONAL CLUB FACILITIES**

The promoter is developing a Multi Hi-Fi Common sports/Recreational club house facilities for the whole township of Sipani City (Comprising of Difference phases) in five acres area at its cost where in part of the lands in Sipani city phase 1, 2 & 3 are being used and complete investment of building and development cost of infrastructure of this Multi Hi-Fi Common sports/Recreational club house is completely invested by the promoter/Developer itself as such the ownership/operational system shall be permanently with them itself. This will be over & above the Normal club house and other amenities being provided to the particular phases restricted to those flat owners itself.

This Multi Hi-Fi Common sports/Recreational club house shall have the Transferable Member ship fee and on pay & use basis for all the flat owners of all the phases (being fixed from time to time for the Amenities / Resort rooms etc) and the public also. Where in the Membership fee is subsidised to the flat Buyers/owners of Sipani city phase 1 , 2 & 3 which is now fixed at Rs 1,50,000/- (Rs One lakh fifty thousand only) only & a discount of 5% will be allowed on the regular pay & use charges bills for the Sipani city phase-1 flat owners only. For General Public the Member ship fee will be Rs 5,00,000/-

Presently a MOU has already been signed with the specialists in this field -M/s Sparkle Reality, Bangalore by the Promoter/Developer to maintain & operate the same once it comes operational for a period of 5 years which shall be renewed or being changed to others depending upon tender quote after completion of such period.

The individual club house along with other amenities developed for those particular phase shall be handed over to those phase association itself for which there will not be any charges for usage as above said.

17. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:

The parties are entering into this Agreement for the allotment of a Apartment with the full knowledge of all laws, rules, regulations, notifications applicable to the Project.

18. ADDITIONAL CONSTRUCTIONS:

The Promoter undertakes that it has no right to make any additions or to put up additional structure(s) anywhere in the sipani city phase -1 Project after the building plan, layout plan, sanction plan and specifications, amenities and facilities has been approved by the competent authority(ies) and disclosed, except for as provided in the Act and if it is within the achievable FAR for which the allottees of the flat owners will not have any objections. However the promoter /Developer will have all the rights to develop & Build and complete the other phases which are partly acquired and going to be acquired further and as & when it gets sanction plans as above said in other paragraphs of total Sipani city Town ship land and shall interconnect the phases with Road provided in the project from one phase to other as the promoter is going to construct world class Recreation/ sports Truf club of resort type to be usefull to all the allottees of the complete sipani city town ship on pay & use basis which is other than the regular amenities being provided with those projects itself for which the allottees of the difference phases as & when being launched and constructed will not have any objection with regard to this.

19. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:

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

the Apartment Building 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 /Building for which the promoter shall provide the NOC from such bank/institution.

20. THE KARNATAKA APARTMENT OWNERSHIP ACT, 1972 and THE KARNATAKA OWNERSHIP FLATS (REGULATION OF THE PROMOTION OF THE CONSTRUCTION, SALE, MANAGEMENT AND TRANSFER) ACT, 1972:

The Promoter has assured the Allottees that the project in its entirety is in accordance with the provisions of the Karnataka Apartment of Ownership Act, 1972(Karnataka Act 17 of 1973) and the Karnataka Ownership Flats (Regulation of the Promotion of the Construction, Sale, Management and Transfer) Act, 1971. The Promoter showing compliance of various laws/regulations as applicable in the State of Karnataka and its revision thereafter from time to time (xx - here specify the details.....).

21. BINDING EFFECT:

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 15 (Fifteen) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 15 (Fifteen) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (Fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee after deduction of cancellation policy without any interest or compensation whatsoever.

22. ENTIRE AGREEMENT:

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

23. RIGHT TO AMEND:

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

24. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE OR 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 Apartment and the project shall equally be applicable to and enforceable against and by any subsequent Allottees of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

25. WAIVER NOT A LIMITATION TO ENFORCE:

25.1 The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottee in not making payments as per the Payment Plan [Annexure C] including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottees.

25.2 Failure on the part of the Promoter to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

26. 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.

27. 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 the proportion which the carpet area of the Apartment bears to the total carpet area of all the Apartments in the

Project.

28. 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.

29. PLACE OF EXECUTION:

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in Bangalore after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Jurisdictional Sub-Registrar at Bangalore specify the address of the Sub-Registrar). Hence this Agreement shall be deemed to have been executed at Bangalore if desired required by the allottee .

30. NOTICES:

That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post at their respective addresses specified below:

Name of Allottee
(Allottee Address)

M/s _____ Promoter name

(Promoter Address)

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

31. JOINT ALLOTTEES:

That in case there are Joint Allottees all communications shall be sent by the Promoter to

the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

32. SAVINGS:

Any application letter, allotment letter, agreement, or any other document signed by the allottee, in respect of the apartment, plot or building, as the case may be, prior to the execution and registration of this Agreement for Sale for such apartment, plot or building, as the case may be, shall not be constructed to limit the rights and interest of the allottee under the Agreement of Sale or under the Act or the rules or the regulations made thereunder.

33. 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 Act and the Rules and Regulations made there under including other applicable laws of India for the time being in force.

24. DISPUTE RESOLUTION.-

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the parties concerned may seek resolution of such issues as per the provisions of the Act, Rules and Regulations framed by the Karnataka Real Estate Regulatory Authority.

[Please insert any other terms and conditions as per the contractual understanding between the parties, however, please ensure that such additional terms and conditions are not in derogation of or inconsistent with the terms and conditions set out above or the Act and the Rules and Regulations made there under.]

SCHEDULE 'A' –

(DATA SHOWN BELOW IS ONLY ILLUSTRATIVE)

PLEASE INSERT DESCRIPTION OF THE [Apartment/Plot] AND THE GARAGE/ COVERED PARKING (IF APPLICABLE) ALONG WITH BOUNDARIES IN ALL FOUR DIRECTIONS:

FOR APARTMENT:

Sl No.	Foor No	Unit No	Unit Type	Carpet Area	Exclusive Common Area Allottee	Common Area Alloted To Association	Undivided Share	No of parking lots	North Schedule	S
1	1									1
2	1									1

SCHEDULE 'B' - FLOOR PLAN OF THE APARTMENT
(DATA SHOWN BELOW IS ONLY ILLUSTRATIVE)

UPLOAD THE FLOOR PLAN IN .pdf FORMAT

SCHEDULE 'C' - PAYMENT PLAN BY THE ALLOTTEE -PAYMENT PLAN

The consideration for sale of Schedule 'A' Property is **Rs. _____/- (Rupees _____ Only)** which shall be payable in the following manner upon intimation by the company within the time specified in the intimation letter sent by the promoter against the particular milestone mentioned herein below which may not necessarily follow a sequential order:

Sl No	Mile Stone		Due	
1	Towards Booking & Agreement	10%		Payable
2	Towards Excavation	10%		Payable
3	commencement of Foundation	10%		Payable
4	commencement of Basement	10%		Payable
5	commencement of Stilt /Ground Slab	5%		Payable
6	commencement of 2nd Flr Slab	5%		Payable
7	commencement of 4th Flr Slab	5%		Payable
8	commencement of 6th Flr Slab	5%		Payable
9	commencement of 8th Flr Slab	5%		Payable
10	commencement of 10th Flr Slab	5%		Payable
11	commencement of 12th Flr Slab	5%		Payable
12	commencement of 14th Flr Slab	5%		Payable
13	commencement of 16th Flr Slab	5%		Payable
14	commencement of 18th Flr Slab	5%		Payable
15	commencement of Internal Plastering	2.5%		Payable
16	commencement of Flooring	2.5%		Payable

17	Intimation for Registration/possession	5%		Payable
		100%		

*** Note:**

A.Promoter shall not collect more than 5% of sale consideration as the booking amount.

B.Promoter shall not collect more than 10% of sale consideration without the registration of Agreement for Sale.

C.May be suitably modified as per the requirements of the project progress linked milestones.

SCHEDULE 'D' - SPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF THE APARTMENT)

Separate Annexure attached

SCHEDULE 'E' - SPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF THE PROJECT)

Safety & Security

- 1.Compound wall around the housing complex."
- 2.24/7/365 Manned Security at entry/ exit" & other vantage points
- 3.CCTV Camera at entry/ exit, children play area" & other vantage points.

Power Backup

- 1.100% stand-by generator for lights in common areas, STP and the water pumps.
- 2.1000W (all lights, fans" & Living TV point) power back-up, with fully automatic change-over switch and ACCL switch.

Water Metering

- 1.The use of meter to track the use of domestic water per flat to enhance the water" performance of residential dwelling.

Amenities

- 1.Sewage Treatment Plant
2. Water treatment plant
3. Rainwater Harvesting Pits.
- 4.Shopping complex/Convenience Centre for Grocery store, Vegetable shop, Laundry, Saloon/SPA, ATM, etc..)
- 5.Club House
- 6.Multi-purpose Party Hall
- 7.Indoor Badminton Courts
- 8.Squash Court
- 9.Indoor Gymnasium

10. Indoor Games – TT table, Pool Table, Carroms
11. Child care centre.
12. Yoga /Meditation hall
13. Multi-purpose Guest rooms if required
14. Outdoor Swimming pools – Adults" & Kids
15. Outdoor Games: Basket Ball courts/ Tennis,"
16. Cricket Practice Net,
17. Senior citizen Parks,"
18. Children's Play Areas
19. Daily Garbage collection from individual flats.
20. Aroma court/hall
21. Jogging Track.
22. Renewable energy Solar lights in outside common areas.

SCHEDULE 'F' - DESCRIPTION OF THE ENTIRE PROPERTY COVERED AS PER SANCTIONED PLAN, WITH DETAILS OF BOUNDARIES (EAST, WEST, NORTH AND SOUTH). THE AREA SHALL BE MENTIONED IN SQUARE METERS. IF THE SITAL AREA IS IN IRREGULAR SHAPE TOTAL AREA SHALL BE CALCULATED AS PER THE TOTAL STATION SKETCH AND ENGINEERING AREA CALCULATION.

(DATA SHOWN BELOW IS ONLY ILLUSTRATIVE)

The Vendor is the absolute owner and in peaceful possession and enjoyment of the converted Land bearing **Sy.No:---** measuring -- Acre/s -- **Guntas** situated at **ADDRESS**. Whereas, the said property is acquired by the Vendor herein through the Registered Sale Deed **date:dd-mm-yyyy**, bearing **Doc.No:RRN-----**, stored in **C.D.No: RRN----**, registered in the office of the Sub-Registrar Office Address and the same got converted from Agricultural to Non-agricultural Residential Purpose on date: **dd-mm-yyyy vide No:ALN-----**, and bounded on the:

East by : -----
 West by : -----
 North by : -----
 South by : -----

SCHEDULE 'G'- DETAILS OF THE COMMON AREA.

Specify the details of the Common Area under the following:

IN WITNESS WHEREOF , the parties to this deed have set their hands to this AGREEMENT OF SALE on the DAY, MONTH AND YEAR as first mentioned above.

WITNESS :-:

PROMOTER/ S

1. Signature:

Name: _____

Address: _____

ALLOTTEE/ S

2. Signature:

Name: _____

Address: _____