

AGREEMENT

This Agreement made at Mumbai this ____ day of _____ in the year Two Thousand and _____ between **MR. KARSAN BACHUBHAI SATRA**, ____ years of age Sole Proprietor of **HANSINI DEVELOPERS**, of Mumbai Indian Inhabitant and having his address at 301-304, Acme Industrial park, I. B. Patel Road, Goregaon (East), Mumbai - 400 063 (hereinafter referred to as "**THE PROMOTER/DEVELOPER**") (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and administrators) of the **ONE PART** and **SHRI/SMT./M/S.**

_____ of
Mumbai, Indian Inhabitant, having his/her/their address at

_____ Mumbai- 400 ____;
hereinafter referred to as "**THE PURCHASER/ALLOTTEE**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include in the case of an individual or individuals his, her or their respective heirs, executors, administrators and permitted assigns/in the case of a Body Corporate successors and permitted assigns, in the case of partnership firm, the partners for the time being and from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and his, her or their permitted assigns/in case of a Hindu Undivided Family, the Karta and the Members for the time being and from time to time of the coparcenaries and the survivors or survivor them and the heirs, executors and administrators of the last survivor of them and his, her of their permitted assigns/in the case of a trust, their of them and the heirs, executors and administrators of the last survivor of them and his, her or their permitted assigns) of the **OTHER PART**;

(In this Agreement, unless the context otherwise implies, the expressions defined hereunder shall have the respective meanings assigned to them (i) The singular wherever used shall include plural and vice versa; (ii) The masculine gender used herein shall include the feminine gender and/or the neutral gender wherever applicable.)

- (A) Prior to 14/02/1974, Shri Sadashiv Shridhar Nene (hereinafter referred to as '**the said Sadashiv**') was the owner of the plot of land i.e. land bearing Plot No. 98 of J.P. Nagar Road No. 2, Goregaon (East), Mumbai:- 400 063, bearing (i) C.T.S.No. 116, 116/1 of revenue Village Pahadi Eksar and (ii) C.T.S. No.

- 475,475/1 to 6 total admeasuring 506.62 sq. mtrs. as per document of title deeds and 453 sq. mtrs. as per city survey records or thereabouts of revenue Village Pahadi- Goregaon (East), Taluka Borivali, Mumbai:- 400 063, Mumbai Suburban District (hereinafter referred to as **‘THE SAID PLOT OF LAND’**) together with the then building thenstanding thereon and known as **‘SMRUTI’** (formerly known as “DwarkaBhavan”) (hereinafter referred to as **“THE SAID BUILDING”**). In Property Registered Cards in respect of the said Plot of Land name of the said Shri Sadashiv Shridhar Nene was appearing as owner/Holder thereof.
- (B) By Indenture of Conveyance dated 14/02/1974 the said Shri Sadashiv Shridhar Nene therein called the vendor of the one part and Shri Vasant Shankar Chhaphekar therein called the purchaser, the said Shri Sadashiv Shridhar Nene sold, transferred and conveyed the said Plot of Land together with the said Building known as to the said Shri Vasant Shankar Chhaphekar for the consideration mentioned therein. The said Conveyance is registered with the Sub-Registrar of Assurances at Bombay, under Serial No. S/545 of 1974.
- (C) By Indenture of Conveyance dated 4/10/2005 made between the said Shri Vasant Shankar Chhaphekar therein called the vendor of the one part and the Promoter/Developer herein i.e. Shri Karsanbhai Bachubhai Satra therein called the purchaser of the other part, the said Shri Vasant Shankar Chhaphekar sold, transferred and conveyed the said Plot of Land together with the said Building standing thereon to the Promoter/Developer herein. The said Conveyance is registered with the Sub-Registrar of Assurances at Bandra, under Serial No. BDR - 11/ 518 of 2005. As such name of the Promoter/Developer has been entered vide entry dated 15-04-2008 bearing No. 475, 475 / 1 to 6 of Village Pahadi Goregaon & 116, 116/1 of Village Pahadi Eksar of Goregaon (East) in the Property Register Cards in respect of the said Plot of Land.
- (D) The said Building was consisting of ground plus 2 upper floors and comprising of 12 rooms being occupied by the tenants/occupants thereof.
- (E) The said Plot of Land is affected by Road/Set back admeasuring 20.11 sq.mtrs. The net plot area after deducting the area gone into road/set back remain 432.19 sq. mtrs. or thereabouts (hereinafter referred to as **“THE SAID PLOT”**) and is more particularly described in the First Schedule hereunder written. The said plot admeasuring 432.19 sq. mtrs. or thereabouts together with the then building known as “Smruti” is hereinafter referred to as **“THE SAID PROPERTY”** In the circumstances, the Promoters/Developer herein being the owner/landlord of the said Property entitled to demolish the building and construct a new building thereon.

- (F) The said 11 tenants of the said Building standing on the said Plot have been settled and the Promoters/Developers have executed documents for providing alternate accommodation to them. The particulars of the said tenants, area to be provided to them and other particulars set out in Annexure - "A" annexed hereto. The Promoters/Developers already received possession of the said tenanted premises and have in fact demolished the said Building "Smruti" and have carried out substantial construction on the said Plot.
- (G) The Promoter/Developer herein have by diverse agreements entered into with the tenants of the said "Smruti" has agreed to provide Permanent Alternate Accommodation to the said tenants in lieu of their tenanted premises in the new building being constructed by the Promoter/Developer herein on the said Plot as mentioned in detail in the said Agreements executed between the Promoter/Developer herein and the said tenants. Details of the names of the tenants/occupants and the premises and the area to be provided to them are set out in Annexure "A" annexed hereto.
- (H) The Promoter/Developer herein have by diverse agreements entered into with the tenants of the said "Smruti" has agreed to provide Permanent Alternate Accommodation to the said tenants in lieu of their tenanted premises in the new building being constructed by the Promoter/Developer herein on the said Plot as mentioned in detail in the said Agreements read with diverse supplemental writing executed between the Promoter/Developer herein and the said tenants.
- (I) The Promoter/Developer, in the circumstances, are entitled and enjoined upon to construct a building on the said Plot in accordance with the recitals hereinabove.
- (J) The Promoter/Developer is owner of the said Plot and as such owner is in possession of the said Plot.
- (K) On submitting plans with M.C.G.M., M.C.G.M. has approved the same from time to time as amended and issued I.O.D dated 03/10/2012 bearing No. CHE/ A-0162/BP (WS)/AP of 2012-13. The M.C.G.M. has also issued Commencement Certificate dated 2-12-2016 for construction of a building on the said Plot comprising of stilt + Seven floor presently & Promoter / Developer propose Eighth upper floor on the said Plot. The M.C.G.M. has issued Commencement Certificate dated 02-12-2016 for construction of building on the said Plot. Copy of the said I.O.D. and Commencement

- Certificate dated 7-7-2014 and 2-12-2016 area are annexed as **Annexure `B' and `C'** respectively and the Promoter/Developer shall be entitled to revise the same.
- (L) The Promoter/Developer has entered into a standard Agreement with present Architect Mr. ManojkumarJangid,Registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;
- (M) The Promoter/Developer has appointed a structural Engineer Mr. Jayesh R Shah, for the preparation of the structural design and drawings of the building and the Promoter/Developer accept the professional supervision of the Architect and the structural Engineer till the completion of the Building.
- (N) By virtue of the said Conveyance dated 4-10-2005 the Promoter/Developer has sole and exclusive right to sell the flats, save and except the total 11flats to be provided to the tenants of the said demolished building in the said Building to be constructed by the Promoter/Developer on the said Plotand to enter into Agreement/s with the allottee/s of the Flats and to receive the sale consideration in respect thereof;
- (O) On demand from the Allottee/Purchaser herein, the Promoter/Developer has given inspection to the Allottee/Purchaser of all the documents of title relating to the said Plot and the plans, designs and specifications prepared by the Promoters' present Architects Mr. ManojkumarJangidand 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;
- (P) The Authenticated copies of Title Report dated 29-07-2017, issued by Mr. Vijay N. Vora, Advocate for the Promoter/Developer, authenticated copies of Property Card showing the nature of the title of the said Property on which the said Building in which the said Premises is situated is to be constructed is annexed hereto and marked as Annexure 'D' and 'E', respectively.

- (Q) The Authenticated copies of the plans of the said Property as approved by the Promoter/Developer and according to which the construction of the building is proposed to be provided for on the said Plot have been annexed hereto and marked as Annexure "F".
- (R) The Authenticated copies of the plans and specifications of the Premises agreed to be purchased by the Allottee/Purchaser, as sanctioned and approved by the local authority have been annexed and marked as Annexure "F".
- (S) The Promoter/Developer has got some of the approvals from the concerned local authority 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 Occupancy Certificate of the said Building.
- (T) 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/Developer while developing the said Plot 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.
- (U) The Promoter/Developer has accordingly commenced construction of the said Building in accordance with the said proposed plans.
- (V) The Allottee/Purchaser has applied to the Promoter/Developer for allotment of a flat No. _____ on _____ floor situated in the said Building being constructed on the said Plot (hereinafter referred to as **"THE SAID PREMISES"**) and more particularly described in the Second Schedule hereunder Written:-
- (W) The Allottee/Purchaser is offered the said Premises bearing No. _____ on the _____ Floor, of the Building called **"HANSINI ELEGANCE "** being constructed on the said Plot, by the Promoters and more particularly described in the Second Schedule hereunder written.
- (X) The Carpet area of the said Premises is 82.38 square meters and "carpet area" means the net usable floor area of an apartment, excluding the area

covered by the external walls, areas under service shafts, exclusive balcony appurtenant to the said Premises for exclusive use of the Allottee/Purchaser or verandah area and exclusive open terrace area appurtenant to the said Premises for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the said Premises.

(Y) 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;

(Z) Prior to the execution of these presents the Allottee/Purchaser has paid to the Promoter/Developer a sum of Rs. _____(Rupees _____only), being part payment of the sale consideration of the said Premises agreed to be sold by the Promoter/Developer to the Allottee/Purchaser as advance payment or Application Fee (the payment and receipt whereof the Promoter/Developer both hereby admit and acknowledge) and the Allottee/Purchaser has agreed to pay to the Promoter/Developer the balance of the sale consideration in the manner hereinafter appearing.

(AA) The Promoter/Developer has registered the project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Mumbai ____ No. ____;

(BB) Under Section 13 of the said Act the Promoter/Developer is required to execute a written Agreement for sale of the said Premises with the Allottee, being in fact these presents and also to register Agreement under the Registration Act, 1908.

(CC) In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter/Developer hereby agree to sell and the Allottee/Purchaser hereby agrees to purchase the said Premises.

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

1. The Promoter/Developer shall construct the said building consisting of stilt/Pit Parking + Seven upper floors on the said Plot in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

Provided that the Promoter/Developer shall have to obtain prior consent in writing of the Allottee/Purchaser in respect of variations or modifications which may adversely affect the said Premises of the Allottee/Purchaser except any alteration or addition required by any Government authorities or due to change in law.

(1.a) (i) The Allottee/Purchaser hereby agrees to purchase from the Promoter/Developer and the Promoter/Developer hereby agrees to sell to the Allottee/Purchaser Premises being Flat No. ____ of carpet area admeasuring 82.38 sq. meters on ____ Floor in the said Building "HANSINI ELEGANCE" (hereinafter referred to as **"THE SAID PREMISES"**) as shown in the Floor Plan thereof hereto annexed and marked Annexure(s) ____ and ____ for the consideration of Rs.____/- (Rupees _____Only) including Rs.____/- (Rupees _____ Only) 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 Third Schedule annexed herewith.

(ii) The Allottee/Purchaser hereby agrees to purchase from the Promoter/Developer and the Promoter/Developer hereby agrees to sell to the Allottee/Purchaser Stilt/Pit/ Stack Parking spaces bearing Nos.____ situated at ____ being constructed in the layout for the consideration of Rs._____-/- (Rupees _____Only)

1(b) The total aggregate consideration amount for the said Premises including Stilt/Pit/Stack Parking spaces in thus Rs. _____/- (Rupees _____Only)

1(C) The Allottee/Purchaser 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/Developer the balance amount of Rs.____/- (Rupees _____) in the following manner:-

- (i). Amount of Rs. _____/- (Rupees _____ Only) (not exceeding 30 % of the total consideration) to be paid to the Promoter/Developer after the execution of Agreement.
- (ii). Amount of Rs. _____/- (Rupees _____ Only) (not exceeding 45% of the total consideration) to be paid to the Promoter/Developer on completion of the Plinth of the building or wing in which the said Premises is located.
- (iii). Amount of Rs. _____/- (Rupees _____ Only) (not exceeding 70% of the total consideration) to be paid to the Promoter/Developer on completion of the slabs including podiums and stilts of the building or wing in which the said Premises is located.
- (iv). Amount of Rs. _____/- (Rupees _____ Only) (not exceeding 75% of the total consideration) to be paid to the Promoter/Developer on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.
- (v). Amount of Rs. _____/- (Rupees _____ Only) (not exceeding 80% of the total consideration) to be paid to the Promoter/Developer on completion of the Sanitary fittings,

staircases, lift wells, lobbies upto the floor level of the said Apartment.

(vi). Amount of Rs. _____/-(Rupees _____ Only) (not exceeding 85% of the total consideration) to be paid to the Promoter/Developer on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said The said Premises is located.

(vii). Amount of Rs. _____/-(Rupees _____ Only) (not exceeding 95% of the total consideration) to be paid to the Promoter/Developer 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 The said Premises in located.

(viii). Balance Amount of Rs _____/-(Rupees _____Only) against and at the time of handing over of the possession of the said Premises to the Allottee/Purchaser 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/Developer by way of Goods and Services Tax (G.S.T), Sales Tax, Service Tax, Value Added Tax (VAT), Goods and Services Tax (G.S.T), levies, cess and/or any other Government tax, levies etc. or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the said Premises.

- 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/Developer undertakes and agrees that while raising a demand on the Allottee/Purchaser for increase in development charges, cost, or levies imposed by the Competent Authorities etc; the Promoter/Developer 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/Developer may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottee/Purchaser by discounting such early payments @ _____% per annum for the period by which the respective installment has been proponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee/Purchaser by the Promoter.
- 1(g) The Promoter/Developer shall confirm the final carpet area that has been allotted to the Allottee/Purchaser after the construction of the Building is complete and the Occupancy Certificate is granted by the Competent Authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any

reduction in the carpet area within the defined limit then Promoter/Developer shall refund the excess money paid by Allottee/Purchaser 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/Developer shall demand additional amount from the Allottee/Purchaser 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/Purchaser authorizes the Promoter/Developer 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/Developer may in its sole discretion deem fit and the Allottee/Purchaser undertakes not to object/demand/direct the Promoter/Developer to adjust his payments in any manner.

(2.1) The Promoter/Developer 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 said Premises to the Allottee, obtain from the concerned local authority occupancy and/or Completion Certificates in respect of the said Premises.

(2.2) Time is essence for the Promoter/Developer as well as the Allottee. The Promoter/Developer shall abide by the time schedule for completing the project and handing over the said Premises to the Allottee/Purchaser and the common areas to the association of the Allottee/Purchaser after receiving the

Occupancy Certificate or the Completion Certificate or both, as the case may be. Similarly, the Allottee/Purchaser 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/Developer as provided in Clause 1 (c) herein above.

- (3) The Promoter/Developer hereby declares that the Floor Space Index available as on date in respect of the said Plot is 452.30 square meters only and Promoter/Developer has planned to utilize Floor Space Index of 1166.91 square meters by availing of TDR or F.S.I. available on payment of premiums of F.S.I. available as incentive F.S.I. by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased F.S.I. which may be available in future on modification to Development Control Regulations, which are applicable to the said project. The Promoter/Developer has disclosed the Floor Space Index of 2.70 as proposed to be utilized by him on the said Plot in the said project and Allottee/Purchaser has agreed to purchase the same. The said Premises based on the proposed construction and sale of premises to be carried out by the Promoter/Developer by utilizing the proposed F.S.I., and on the understanding that the declared proposed F.S.I. shall belong to Promoter/Developer only.
- (4.1) If the Promoter/Developer fails to abide by the time schedule for completing the project and handing over the said Premises to the Allottee, the Promoter/Developer 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/Purchaser agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become

due and payable by the Allottee/Purchaser to the Promoter/Developer under the terms of this Agreement from the date the said amount is payable is payable by the Allottee/Purchaser (s) to the Promoter. The time limit is subject to Force Majeure event as well as subject to any policy/rule/decisions/circular etc of M.C.G.M. /Government having adverse situation in obtaining of such permission /further approval or any certificate in carrying out and completing the entire construction of the building or M.C.G.M. /Government authority/i.e. delays in granting any permission/ certificate in connection with either the said Project including occupation certificate or any litigation by any person/s in respect of the said Plot or any circumstances beyond the control of the Promoter/Developer as well as any time taken in perfecting all government revenue records as may be required by M.C.G.M./Government Authorities.

- (4.2) Without Prejudice to the right of Promoter/Developer to charge interest in terms of Sub-Clause 4.1 above, on the Allottee/Purchaser committing default in payment on due date of any amount due and payable by the Allottee/Purchaser to the Promoter/Developer under this Agreement (including his/her proportionate share of taxes levied by concerned local Authority and other outgoings) and on the Allottee/Purchaser committing three defaults of payment of installments, the Promoter/Developer shall at his own option, may terminate this Agreement.

Provided that, Promoter/Developer shall give notice of fifteen days in writing to the Allottee, by Registered Post A/D at the address provided by the Allottee/Purchaser 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/Purchaser fails to rectify the

breach or breaches mentioned by the Promoter/Developer within the period of Notice then at the end of such Notice Period, Promoter/Developer shall be entitled to terminate this Agreement.

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

- (5) The fixture 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/Developer in the said building and the said Premises as are set out in Annexure '____', annexed hereto.
- (6) The Promoter/Developer shall give possession of the said Premises to the Allottee/Purchaser on or before 31st day of December 2019. If the Promoter/Developer fails or neglects to give possession of the said Premises to the Allottee/Purchaser on account of reasons beyond his control refund to the Allottee/Purchaser the amounts already received by him in respect of the said Premises with interest at the same rate as may mentioned in the Clause 4.1 herein above from the date the Promoter/Developer received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter/Developer shall be entitled to reasonable extension of time for giving delivery of the said Premises on the aforesaid date, if the Completion of Building in which the said Premises is to be situated Is delayed on account of-

- (i). War, civil common or Act of God;
- (ii). Any Notice, order, rule, Notification of the Government and/or other public or Competent Authority/Courts.
- (iii). The time limit is subject to Force Majeure event as well as subject to any policy/rule/decisions/circular etc of M.C.G.M. /Government having adverse situation in obtaining of such permission /further approval or any certificate in carrying out and completing the entire construction of the building or M.C.G.M. /Government authority/i.e. delays in granting any permission/ certificate in connection with either the said Project including occupation certificate or any litigation by any person/s in respect of the said Said Plot or any circumstances beyond the control of the Sellers as well as any time taken in perfecting all government revenue records as may be required by M.C.G.M./Government Authorities.

(7.1) The Promoter, upon obtaining the Occupancy Certificate from the Competent Authority and the payment made by the Allottee/Purchaser as per the Agreement shall offer in writing the possession of said Premises, to the Allottee/Purchaser in terms of this Agreement to be taken within Seven days from the date of issue of such Notice and the Promoter/Developer shall give possession of the said Premises to the Allottee. The Promoter/Developer agrees and undertakes to indemnify the Allottee/Purchaser in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee/Purchaser agree(s) to pay the maintenance charges as determined by the Promoter/Developer or association of Allottee, as the case may be. The Promoter/Developer on its behalf shall offer the

possession to the Allottee/Purchaser in writing within Seven (7) days of receiving the occupancy Certificate of the Project.

- (7.2) The Allottee/Purchaser shall take possession of the said Premises within Seven days of the Written Notice from the Promoter/Developer to the Allottee/Purchaser intimating that the said Apartments are ready for use and occupancy.
- (7.3) Upon receiving a written intimation from the Promoter/Developer as per Clause 7.1, the Allottee/Purchaser shall take possession of the said Premises from the Promoter/Developer by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter/Developer shall give possession of the said Premises to the Allottee. In case, the Allottee/Purchaser fails to take possession within the time provided in Clause 7.1 such Allottee/Purchaser 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 said Premises to the Allottee, the Allottee/Purchaser brings to the Notice of the Promoter/Developer any structural defect in the said Premises or the building in which the said Premises 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/Developer at his own cost and in case it is not possible to rectify such defects, then the Allottee/Purchaser shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

PROVIDED however, that if, such leakages are occurred on account of any additions/alterations made by the Purchaser or any other purchaser of

the premises in the said Building in his/her, premises, the Promoters/Developers, shall not be liable to carry out repairs occurring in the said Building due to such additions and alterations.

- (8) The Allottee/Purchaser shall use the said Premises or any part thereof or permit the same to be used only for purpose for which the same has been permitted under the said approved plans. He shall use the parking space, if purchased by him, only for purpose of keeping or parking his vehicle Only.
- (9) The Allottee/Purchaser along with other Allottee/Purchaser (s) of The said Premises 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/Developer 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/Developer within seven days of the same being forwarded by the Promoter/Developer to the Allottee/Purchaser, so as to enable the Promoter/Developer to register the common organization of Allottee/Purchaser. No Objection shall be taken by the Allottee/Purchaser 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. That such society or association or Limited Company shall be registered after all the premises in the said Buildings are sold by the Promoters /Developers.

- (9.1) The Promoter/Developer 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 Promoter/Developer in the said structure of the Building or wing in which the said Premises is situated.
- (9.2) The Promoter/Developer shall, within three months of registration of the Society or Limited Company, as aforesaid, cause to be transferred to the Society or Limited Company all the right, title and the interest of the Promoter/Developer in the said Plot on which the Building is constructed .
- (9.3) Within Seven days after Notice in writing is given by the Promoter/Developer to the Allottee/Purchaser that the said Premises is ready for use and occupancy, the Allottee/Purchaser shall be liable to bear and pay the proportionate share (i.e.in proportion to the carpet area of the said Premises) of outgoings in respect of the said Plot and Building 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 said Plot and building. Until the Society or Limited Company is formed and the said structure of the building is transferred to it, the Allottee/Purchaser shall pay to the Promoter/Developer such proportionate share of outgoings as may be determined. The Allottee/Purchaser further agrees that till the Allottee's shares is so determined the Allottee/Purchaser shall pay to the Promoter/Developer provisional monthly contribution of Rs. _____/-(Rupees _____ Only) per month towards the outgoings. The amounts so paid by the Allottee/Purchaser to the Promoter/Developer shall not carry any interest and remain with the Promoter/Developer until a conveyance of the structure

of the building 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 the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter/Developer to the Society or the Limited Company, as the case may be.

(10) The Allottee/Purchaser shall on or before delivery of possession of the said Premises keep deposited with the Promoter, the following amounts:-

(i). Rs. _____ for share money, application entrance fee of the Society or Limited Company/Federation/Apex body.

(ii). Rs. _____ for formation and registration of the Society or Limited Company/ Federation/Apex body.

(iii). Rs. _____ for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/ Federation Apex Body.

(iv). Rs. _____ for Deposit towards Water Connection, Electric Meter, Mahanagar Gas (subject to availability) and other utility and services connection charges.

(11) The Allottee/Purchaser shall pay to Promoter/Developer a sum of Rs. ____/- (Rupees _____Only) for meeting all legal costs, charges and expenses, including Professional in connection with formation of the said Society, or Limited and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the on Conveyance.

(12) At the time of registration of conveyance of the structure of the building, the Allottee/Purchaser shall pay to the Promoter, the Allottee's share of stamp duty and registration charges payable, by the said Society or Limited Company on such Conveyance or any document or instrument of transfer in respect of the structure of the said Building. At the time of Registration of

Conveyance or Lease of the Said Plot, the Allottee/Purchaser shall pay to the Promoter, the Allottee's share of stamp duty and registration charges payable, by the said society or the Limited Company 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 said society or the Limited Company.

(13) REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter/Developer hereby represents and warrants to the Allottee/Purchaser as follows:-

- i. The Promoter/Developer, save and except the said mortgage and the said premises to be provided to the tenants of the said erstwhile "Smruti" building (Proposed HANSINI ELEGANCE), has clear and marketable title with respect to the said Plot; as declared in the title report annexed to this Agreement and has the requisite rights to carry out development upon the said Plot and also has actual, physical and legal possession of the said Plot for the implementation of the Project;
- ii. The Promoter/Developer has lawfully 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 Said Plot or the Project
- iv. There are no litigations pending before any Court of Law with respect to the said Plot of Land or Project;
- v. All approvals, licenses and permits issued by the Competent Authorities with respect to the Project, said Plot and the said building 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, said Plot and said building/wing shall be obtained by following due process of law and the Promoter/Developer has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Plot and said building/wing and common areas;

- vi. The Promoter/Developer 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/Purchaser created herein, may prejudicially be affected;
- vii. The Promoter/Developer 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 Plot, including the Project and the said Premises which will, in any manner, affect the rights of Allottee/Purchaser under this Agreement;
- viii. The Promoter/Developer confirms that the Promoter/Developer is not restricted in any manner whatsoever from selling the said Premises to the Allottee/Purchaser in the manner contemplated in this Agreement;
- ix. The Promoter/Developer 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;
- x. 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/Developer in respect of the Said Plot and/or the Project except those disclosed in the title report. The Original area of the said Property was 452.30 sq. mtrs. out of which area admeasuring 20.11sq. mtrs have gone into road/setback for which the separate Property Registered Card has been opened and the Developers /Promoters have utilized the F.S.I. of the said et back in accordance with the Municipal Rules and Regulations.

(14) The Allottee/s or himself/themselves with intention to bring all persons into whatsoever hands the said Premises may come, hereby covenants with the Promoter/Developer as follows:-

- i. To maintain the said Premises at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the said Premises is taken and shall not do suffer to be done anything in or to the building in which the said Premises 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 said Premises is situated and the said Premises itself or any part thereof without the consent of the local authorities, if required.
- ii. Not to store in the said Premises 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 said Premises is situated or storing of which goods is objected to by the concerned local or local authority and

shall take care while carrying heavy packages which may damage or likely to damage the staircase, common passages or any other structure of the building in which the said Premises is situated, including entrances of the building in which the said Premises is situated and in case any damage is caused to the building in which the said Premises is situated or the said Premises on account of negligence or default of the Allottee/Purchaser in this behalf, the Allottee/Purchaser shall be liable for the consequences of the breach.

- iii. To carry out at his own cost all internal repairs to the said Premises and maintain the said Premises in the same condition, state and order in which it was delivered by the Promoter/Developer to the Allottee/Purchaser and shall not do or suffer to be done anything in or to the building in which the said Premises is situated or the said Premises 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/Purchaser committing any act in contravention of the above provision, the Allottee/Purchaser shall be responsible and liable for the above provision, the Allottee/Purchaser 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 said Premises 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 said Premises or any part thereof, nor any alteration in the

elevation and outside colour scheme of the building in which the said Premises is situated and shall keep the portion, sewers, drains and pipes in the said Premises and the Appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and project the other parts of the building in which the said Premises is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Plans, Pardis or other structural members in the said Premises without the prior written permission of the Promoter/Developer 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 said Plot and the building in which the said Premises 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 Premises in the compound or any portion of the said Plot and the building in which the said Premises is situated.
- vii. Pay to the Promoter/Developer within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the said Premises 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 said Premises by the Allottee/Purchaser for any purposes other than for purpose for which it is sole.

- ix. The Allottee/Purchaser shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the said Premises until all the dues payable by the Allottee/Purchaser to the Promoter/Developer under this Agreement are fully paid up.
- x. The Allottee/Purchaser shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee/Purchaser 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 said Premises 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 The said Premises is situated is executed in favour of Society/Limited Society, the Allottee/Purchaser shall permit

the Promoter/Developer 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 said Plot on which the building in which The said Premises is situated is executed in favour of Apex Body or Federation, the Allottee/Purchaser shall permit the Promoter/Developer and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Plot or any part thereof to view and examine the state and condition thereof.

- (15) The Promoter/Developer shall maintain a separate account in respect of sums received by the Promoter/Developer from the Allottee/Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the outgoings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
- (16) Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Allottee/Purchaser shall have not claim save and except in respect of the said Premises hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terrace recreation paces, will remain the property of the Promoter/Developer until the said structure of the building is transferred to the Society/Limited Company or other body and until the said Plot is transferred to the Apex Body /Federation as herein above mentioned.

(17) PROMOTER/DEVELOPER SHALL NOT MORTGAGE OR CRATE A CHARGE.

After the Promoter/Developer executes this Agreement he shall not mortgage or create a charge on the said Premises and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee/Purchaser who has taken or agreed to take such said Premises.

(18) BINDING EFFECT

Forwarding this Agreement to the Allottee/Purchaser by the Promoter/Developer does not create a binding obligation on the part of the Promoter/Developer or the Allottee/Purchaser until, firstly, the Allottee/Purchaser 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/Purchaser and secondly, appears for registration of the same before the concerned Sub-Registrar a and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter/Developer this Agreement within 30 (thirty) days from the date of its receipt by the Allottee/Purchaser and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter/Developershall serve a Notice to the Allottee/Purchaser 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/Purchaser shall be treated as cancelled and all sums deposited by the Allottee/Purchaser in connection therewith including the booking amount shall be returned to the Allottee/Purchaser without any interest or compensation whatsoever.

(19) ENTIRE AGREEMENT

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

(20) RIGHT TO AMEND.

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

(21) PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/SUBSEQUENT ALLOTTEE:-

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 said Premises, in case of a transfer, as the said obligations go alongwith the said Premises 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 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 THIS AGREEMENT.

Wherever in this Agreement it is stipulated that the Allottee/Purchaser 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 said Premises to the total carpet area of all the said Premises 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) The Promoter/Developer shall construct and/or cause to be constructed the said Building consisting stilt Five upper floors + Sixth part upper floor in respect of which Commencement Certificate has already been granted by M.C.G.M. as per the present D.C. Rules and in accordance with plans, designs and specifications as may be further approved and sanctioned by the Municipal Corporation of Greater Mumbai and as may further be modified, approved and sanctioned from time to time. The Promoter/Developer is at liberty to make such amendments, alterations, modifications and/or variations as the Promoter/Developer may consider necessary or as may be required to be made by the concerned local authorities/Corporation/Government; provided that by reason of such amendments alterations, modifications and /or variations the area of the said Premises agreed to be purchased by the Purchaser will not be reduced. The Purchaser/Allottee hereto agrees and gives his irrevocable consent to the Promoter/Developer for carrying out amendments, alterations, modifications and/or variations as aforesaid. It is further expressly made clear that the

Purchaser shall not claim any rebate or reduction in the purchase price, nor any other benefit from the Promoter/Developer as a result of such amendments, alterations, modifications and/or variations.

- (26) That the new building shall be deficient in open space and Municipal Corporation of Greater Mumbai will not be held liable for the same in future and that she shall have no objection for the neighborhood development with deficient open space in future. The Purchasers has been informed that the building under reference i.e. the said building which will be constructed by the Promoter/Developers are deficient in open space and Municipal Corporation of Greater Mumbai will not be hold liable for such deficiency in future. The Purchases agrees that the Purchasers shall have no objection for the neighborhood development with deficient open space in future and further that the Developers shall not hold Municipal Corporation of Greater Mumbai liable for failure of mechanical parking system in future. The Purchasers will not hold Municipal Corporation of Greater Mumbai liable for the Proposed in adequate/substandard sizes in rooms and no complaint to Municipal Corporation of Greater Mumbai will be made with regard to the condition for inadequate maneuvering space of car parking. The Purchasers is fully aware of the conditions laid down in the I.O.D. and the same shall be binding upon the Purchasers and the Purchaser has read the conditions of the said I.O.D.
- (27) The Purchaser is aware that on the part of the ground floor commercial premises/shop are constructed and the Purchaser herein shall not object the use of the front portion of such commercial premises/shop by purchasers of such commercial premises/shop.
- (28) The Purchaser herein is aware that toilet blocks is existing above the said Premises and the purchaser shall not object about use of such toilet blocks.

(29) PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter/Developer through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter/Developer and the Allottee, in Mumbai Suburban after the Agreement is duly executed by the Allottee/Purchaser and the Promoter/Developer 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 Mumbai Suburban.

(30) The Allottee/Purchaser and/or Promoter/Developer 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/Developer will attend such office and admit execution thereof.

(31) That all notices to be served on the Allottee/Purchaser and the Promoter/Developer as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter/Developer by Registered Post A/D and Notified Email ID /under Certificate of Posting at their respective address specified below:-

_____Name of Allottee

_____(Allottee's Address)

Notified Email ID:-_____

M/s._____Promoter/Developer

_____(Promoter/Developer Address)

Notified Email ID:_____

It shall be duty of the Allottee/Purchaser and the Promoter/Developer 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/Developer or the Allottee/Purchaser, as the case may be.

(32) PAN number of the Parties hereto are as under :-

NAME

PAN NO.

MR. KARASANBHAI BACHUBHAI SATRA (PROMOTER/DEVELOPER)

(i) _____

(ii) _____

(iii) _____

(PURCHASER/ALLOTTEE)

(33) JOINT ALLOTTEES

That in case there are Joint Allottees all communications shall be sent by the Promoter/Developer to the Allottee/Purchaser 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.

(34) The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee.

(35) Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Competent Authority, as per the Provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules and Regulations, thereunder.

(36) GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be constructed and enforced in accordance with the laws of

India for the time being in force and the courts in Mumbai will have the jurisdiction for this Agreement.

IN WITNESS WHEREOF hereunto set and subscribed their respective hands and seal the day and year hereinabove written.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO:-

ALL THAT piece or parcel of land bearing Plot No. 98 of J. P. Nagar, situated at J. P Nagar Road No. 2, Goregaon (East), Mumbai - 400 063, bearing (i) C.T.S. No. 116, 116/1 of revenue Village PahadiEksar and (ii) C. T. S. No. 475, 475/1 to 6 of revenue Village Pahadi-Goregaon (East), Taluka Borivali, Mumbai:- 400 063 Mumbai Suburban District total admeasuring 452.30 sq. mtrs.there ,set back/road area admeasuring 20.10 sq. mtrs. and bounded as follows:-.

On or towards East: Plot No. 97, partly bearing C. T. S. No. 117 of Village PahadiEksar and partly bearing C. T. S. No. 474of Village Pahadi Goregaon (East), Mumbai:- 400 063.

On or towards West: Road known as Jay Prakash Nagar, Road No. 2

On or towards North: Plot No., 96 and C. T. S. No. 115 of PahadiEksar.

On or towards South: Plot No. 100 and C. T. S. No. 484 of Village PahadiGoregaon(East), Mumbai:- 400 063.

THE SECOND SCHEDULE HEREINABOVE REFERRED TO:-

ALL THAT new Shop/Office/Flat No._____ on _____ floor in the building being constructed and to be known as “_____” admeasuring about ____ sq. ft. carpet area as shown with Red colour crossed line on the floor plan being **Annexure `F`** annexedhereto The said new building is being constructed on property described in the First Schedule.

SIGNED SEALED AND DELIVERED)

by the withinnamed)

‘THE PROMOTER/DEVELOPER’)

Mr. KARSANBHAI BACHUBHAI SATRA)

Sole Proprietor of **HANSINI DEVELOPERS)**

In the presence of.....)

SIGNED SEALED AND DELIVERED)

by the withinnamed`THE PURCHASER')

SHRI/SMT/M/s._____)

_____)

in the presence of.....)

RECEIPT

Received on or before the day and the year first hereinabove)

written from the withinnamed Purchaser/ Allottee a sum)

of Rs._____/ - (Rupees _____ Only)

by Cheque No._____ drawn on _____)

Bank, _____ branch dated _____ towards)

the earnest Money.)

WITNESS:- Rs._____/ -

1.

2.

I SAY RECEIVED
(KARSANBHAI BACHUBHAI SATRA)

LIST OF ANNEXTURES

Annexure "A": Old Tenants List

Annexure "B": Copy of I.O.D

Annexure "C": Copy of C.C.

Annexure "D": Copy of Property Registered Card

Annexure "E": Copy of Title Report

Annexure "F": Copy Of Plan

DATED THIS _ DAY OF ____2017

SHRI KARASANBHAI BACHUBHAI SATRA
Sole Proprietor of HANSINIDEVELOPERS
.....THE PROMOTER/DEVELOPER

SHRI/SMT/M/S. _____

..... THE PURCHASER

AGREEMENT
