

## **AGREEMENT FOR SALE**

**THIS AGREEMENT FOR SALE** is made and executed on this the \_\_\_\_\_ day of \_\_\_\_\_  
Two Thousand \_\_\_\_\_ (\_\_\_\_/\_\_\_\_/20\_\_\_\_) at Bengaluru

### **BY AND BETWEEN**

**MAHINDRA LIFESPACE DEVELOPERS LIMITED** (CIN L45200MH1999PLC118949), a company incorporated and registered under the Companies Act, 1956 and having its regional office at IBC Knowledge Park, 2<sup>nd</sup> floor, Bannerghatta Rd, Bhavani Nagar, S.G. Palya, Bengaluru, Karnataka 560029 represented by its authorized signatory \_\_\_\_\_ (Aadhar no. \_\_\_\_\_ authorized vide board resolution dated \_\_\_\_\_) hereinafter referred to as the “**Promoter**” (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) of the **ONE PART**  
**AND**

**[If the Allottee is a company]**

\_\_\_\_\_, (CIN no. \_\_\_\_\_) a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at \_\_\_\_\_, (PAN \_\_\_\_\_), represented by its authorized signatory, \_\_\_\_\_, (Aadhar no. \_\_\_\_\_) duly authorized vide board resolution dated \_\_\_\_\_, hereinafter referred to as the “**Allottee**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns).

**[OR]**

**[If the Allottee is a Partnership]**

\_\_\_\_\_, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at \_\_\_\_\_, (PAN \_\_\_\_\_), represented by its authorized partner, \_\_\_\_\_, (Aadhar no. \_\_\_\_\_) authorized vide \_\_\_\_\_, hereinafter referred to as the “**Allottee**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns).

**[OR]**

**[If the Allottee is an Individual]**

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).

**[OR]**

**[If the Allottee is a HUF]**

Mr. \_\_\_\_\_, (Aadhar no. \_\_\_\_\_) son of \_\_\_\_\_ aged about \_\_\_\_\_ for self and as the Karta of the Hindu Joint Mitakshara Family known as \_\_\_\_\_ HUF, having its place of business / residence at \_\_\_\_\_, (PAN \_\_\_\_\_), hereinafter referred to as the “**Allottee**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and the members or member for the time being of the said HUF, and their respective heirs, executors, administrators and permitted assigns).

[OR]

**[If the Allottee is a public body / registered society / co-operative society / association of persons or a body of individuals, whether incorporated or not / etc]**  
 \_\_\_\_\_, (Reg. No. \_\_\_\_\_) a \_\_\_\_\_ registered under the provisions of the \_\_\_\_\_ (mention the relevant Act/Rules), as the case may be], having its registered office at \_\_\_\_\_, (PAN \_\_\_\_\_), represented by its authorized signatory, \_\_\_\_\_, (Aadhar no. \_\_\_\_\_) duly authorized vide organization's resolution dated \_\_\_\_\_, hereinafter referred to as the "**Allottee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns).

**[Please insert details of other allottee(s), in case of more than one allottee]**

**JOINTLY WITH\***

Mr./Ms./Mrs. \_\_\_\_\_ (**PAN CARD NO.** \_\_\_\_\_) son/ daughter of \_\_\_\_\_, aged about \_\_\_\_\_, residing at \_\_\_\_\_ (**AADHAR NO.** \_\_\_\_\_)

\*(To be filled up if the allotment is in the joint names)

# (Strike out whatever is not applicable)

hereinafter jointly and severally referred to as the "**Allottee**" (which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include his/ her/ their heirs, executors, administrators, successors and permitted assignees) of the **OTHER PART**.

The Promoter and Allottee shall hereinafter collectively be referred to as the "**Parties**" and individually as a "**Party**".

**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 of all that piece and parcel of immovable vacant property land bearing BBMP Khata No. 269/5120/149/150/363, E-PID No. 3958103673 measuring in aggregate 09 acres 17 guntas (i.e., approximately 4,10,553 square feet) comprised in Survey Nos. 149 and 150, situated in Pattandur Agrahara Village, K R Puram 3 Hobli, Bangalore East Taluk, Bangalore Urban District ("**Larger Property**") which has been acquired by the Promoter vide Sale Deed dated 12<sup>th</sup> March 2024 registered as Document No. SHV-1-10765-2023-24 in Book-I in the office of the Sub-Registrar Shivaji Nagar. The Larger Property is more particularly described at **Part A of the Schedule A** hereunder written and demarcated in black colour boundary line on the sketch annexed hereto as "**Annexure 1**".
- B. The Larger Property has been converted from non-agricultural commercial to residential – group housing/ apartment purposes by and under Official Memorandum bearing No. 10737 & 10738 dated 13<sup>th</sup> May 2024 issued by the Deputy Commissioner, Bengaluru District.
- C. The Bruhat Bengaluru Mahanagara Palike has assessed the Larger Property for municipal property taxes and assigned it with Khata No. 269/5120/149/150/363, E-PID No.

3958103673. The Khata of the Larger Property stands transferred in the name of the Promoter. A copy of the E-Khata certificate is annexed hereto as “**Annexure 2**”.

- D. By a Relinquishment Deed dated [●], registered as Document No. [●] in the office of the Sub-Registrar, \_\_\_\_\_, Bengaluru, the Promoter has relinquished in favour of the Governor of Karnataka:
- i. A portion of land admeasuring 3,910.46 square metres (0.97 acre), forming part of the Larger Property, towards park and open spaces; and
  - ii. A portion of land admeasuring 6,340.73 square metres (1.57 acre), forming part of the Larger Property, towards road widening.
- E. A portion of land admeasuring 1,792.40 square metres (0.44 acre), forming part of the Larger Property, has been earmarked for Civic Amenities (“**Civic Amenities**”), and the same shall be handed over to the Association of Allottees for maintenance, as may be decided by the competent authorities.
- F. Accordingly, an area admeasuring in aggregate 6.45 Acres or thereabouts equivalent to 26,097.71 square metres or thereabouts forming part of the Larger Property and as more particularly described at **Part B of the Schedule A** hereunder written is available with the Promoter for the purpose of development (“**Project Land**”). The Project Land is demarcated in red colour boundary line on the sketch annexed hereto as “**Annexure 1**”.
- G. The Promoter is developing a residential project named “**MAHINDRA BLOSSOM**”, consisting of Wing A, Wing B, Wing C, Wing D, Wing E, Wing F, Clubhouse, Retail and ancillary development including the roads and open spaces on the Project Land (“**Project**”).
- H. 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 Project Land on which the Project is to be constructed have been completed.
- I. The Greater Bengaluru Authority (GBA) has granted the Building Licence to develop the Project vide approval dated \_\_\_\_\_ bearing no. **PRJ No.6159/25-26**.
- J. The Promoter has obtained the final layout plan, sanctioned plan, specifications and approvals for the Project, for the apartment, plot or building, as the case may be, from BDA and GBA, more fully detailed in **Annexure 3**. 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 Act and other laws as applicable.
- K. The Promoter has registered the Project under the provisions of the Act with the Karnataka Real Estate Regulatory Authority at Bengaluru on \_\_\_\_\_ under registration no. PRM\_\_\_\_\_.
- L. The Allottee has applied for an apartment in the Project and has been allotted the Apartment in the Building and a pro-rata share in the common areas as defined under clause (n) of Section 2 of the Act, hereinafter referred to as the “**Apartment**” more particularly described at **Part C of the Schedule A**. The floor plan of the Apartment is annexed hereto and marked as **Annexure 4**. Along with the Apartment, the Allottee is entitled to an undivided share in the Project Land, the details whereof are more particularly described at **Part D of the Schedule A** (“**Undivided Share**” or “**UDS**”) and the parking spaces, as permissible under the applicable law, the details whereof are more particularly described in **Annexure 5** annexed hereto.
- M. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations of the Parties as detailed herein. The

Allottee has agreed to purchase the Apartment along with the UDS for the Sale Consideration as set out in **Annexure 6** annexed hereto (hereinafter referred to as the “**Sale Consideration**”), along with such additional deposits and other outgoings stated herein (hereinafter referred to as the “**Additional Outgoings**”). The Sale Consideration and the Additional Outgoings are hereinafter collectively referred to as “**Total Price**”.

- N. 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.
- O. 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.
- P. 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.

**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 Part C of the Schedule A.
- 1.2 The Total Price for the Apartment and the UDS is more particularly set out in **Annexure 6** written herein below.

#### **Explanation:**

- i. The Total Price above includes the booking amount paid by the Allottee to the Promoter towards the Apartment.
- ii. The Total Price above excludes 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 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 be charged from the Allottee.

- iii. The Promoter shall periodically intimate in writing to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment demanded by the Promoter within the time and in the manners specified therein. 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 includes recovery of price of land, construction of [not only the Apartment 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, etc., and includes cost for providing all other facilities, amenities and specifications to be provided within the Apartment of 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 be charged from the Allottee.
  - 1.4 The Allottee shall make the payment as per the payment plan set out in the **Annexure 6** hereto ("**Payment Plan**").
  - 1.5 It is agreed that the Promoter shall not make any additions and alterations in the sanctioned plans, layout plans and specifications and amenities described herein at **Annexure 7** (which shall be in conformity with the advertisement, prospectus etc., on the basis of which sale is effected) in respect of the Apartment 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.
  - 1.6 The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. 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 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 three 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. All these monetary adjustments shall be made at the same rate per square feet as agreed in this Agreement.
  - 1.7 Subject to paragraph 9.3 herein below, the Promoter agrees and acknowledges, the Allottee shall have the right over 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. 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 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 and includes cost for providing all other facilities, amenities and specifications to be provided within the Apartment for the Project.
  - iv. The Allottee, subject to prior written permission of the Promoter, has the right to visit the Project site to assess the extent of development of the Project and his Apartment, as the case may be.
- 1.8 It is made clear by the Promoter and the Allottee agrees that the Apartment along with the parking space allotted to the Allottee, 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 Project 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.
- 1.9 The Promoter agrees to pay all outgoings before transferring the physical possession of the Apartment to the Allottee, 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 (if any) 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 Allottee or any liability, mortgage loan and interest thereon before transferring the Apartment to the Allottee, 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 therefor by such authority or person.
- 1.10 The Allottee has paid the 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 balance amount of the Total Price of the Apartment as prescribed in the Payment Plan 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 which is payable, he shall be liable to pay interest, at the rate specified in the Rules, to the Promoter.

- 1.11 The Allottee agrees and undertakes to abide by the Additional Terms and Conditions, if any, as set out in **Annexure 8** hereto with respect to the sale of Apartment and the UDS.

## 2. MODE OF PAYMENT:

Subject to the terms of the Agreement and the Promoter abiding by the milestones, the Allottee shall make all payments, on written demand notice raised by the Promoter, within the stipulated time as mentioned in the Payment Plan through cheque/online payment (*as applicable*) in favour of the Promoter.

**Collection Account (100%):**

Account Name: MAHINDRA LIFESPACE DEVELOPERS LTD - COLLECTION A/C FOR MAHINDRA BLOSSOM  
 Account Number: 9049913548  
 Bank: KOTAK MAHINDRA BANK  
 Branch: MG ROAD, BANGALORE  
 IFSC: KKBK0008066

**RERA Designated Account (70%)**

Account Name: MAHINDRA LIFESPACE DEVELOPERS LTD - RERA DESIGNATED A/C FOR MAHINDRA BLOSSOM  
 Account Number: 9049913562  
 Bank: KOTAK MAHINDRA BANK  
 Branch: MG ROAD, BANGALORE  
 IFSC: KKBK0008066

**30% Account:**

Account Name: MAHINDRA LIFESPACE DEVELOPERS LTD  
 Account Number: 6311536115  
 Bank: KOTAK MAHINDRA BANK  
 Branch: MUMBAI-NARIMAN POINT  
 IFSC: KKBK0000958

**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 fulfil 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 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 paragraph 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.

**4. ADJUSTMENT/APPROPRIATION OF PAYMENTS:**

The Allottee authorizes the Promoter to adjust/ appropriate all payments made by him/her under any head of dues against lawful outstanding of the Allottee against the

Apartment, 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 building plan, specifications, amenities and facilities of Apartment and accepted the floor plan, payment plan and the specifications, amenities and facilities which has been approved by the competent authority, as represented by the Promoter. The Promoter shall develop the Project in accordance with the said sanctioned 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 statutory authorities 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.

#### **7. POSSESSION OF THE APARTMENT:**

**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 on or before 31.10.2030, unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the 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, subject to the terms set out herein and the Allottee executing and registering deed of cancellation with respect to the Apartment. The Promoter shall intimate the Allottee about such termination at least thirty days prior to such termination. After 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 two months from the date of issue of occupancy certificate. Provided that, in the absence of local law, the sale 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 fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee, after taking the possession, agrees to pay the maintenance charges as determined by the Promoter or the 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, to the Allottee at the time of registration of the sale deed of the same.

**7.3 Failure of Allottee to take possession of Apartment upon receiving a written intimation from the Promoter as per paragraph 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 paragraph 7.2, such Allottee shall continue to be liable to pay maintenance charges as specified in paragraph 7.2.

**7.4 Possession by the Allottee:** After obtaining the occupancy certificate and handing over physical possession of the Apartment to the Allottee, 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 Cancellation 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. The balance amount of money paid by the Allottee, excluding the amount paid towards tax, booking amount, interest liabilities, other costs and expenses, shall be returned by the Promoter to the Allottee within 60 days of such cancellation without any interest, subject to the Allottee coming forward to simultaneously execute & register the Deed of Cancellation of this Agreement to Sell.

**7.6 Compensation:** The Promoter shall compensate the Allottee in case of any loss caused to him due to defective title of the Project Land, on which the Project is being developed or has been developed, in the manner as provided under the Act.

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 paragraph 7.1, or (ii) due to discontinuance of his business as a Promoter 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 Allottee, in case the Allottee wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by it 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 60 (sixty) days of it becoming due. Provided that where the Allottee does not intend to withdraw from the Project, the Promoter shall pay the Allottee interest at the rate prescribed in the Rules, till the date of handing over of the possession of the Apartment, which shall be paid by the Promoter to the Allottee within 60 (sixty) days of it becoming due.

## **8. REPRESENTATION AND WARRANTIES OF THE PROMOTER:**

Subject to the terms set out herein, 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 Project Land, the requisite rights to carry out development upon the Project Land and absolute, actual, physical and legal possession of the Project 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 Project Land.
- iv. There are no litigations pending before any Court of law or Authority with respect to the Project Land, Project or the Apartment.
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, Project 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, Project 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 UDS and the said Apartment which will, in any manner, affect the rights of Allottee under this Agreement.
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement.
- ix. At the time of execution of the sale 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 Land is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Project Land.
- 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 occupancy certificate has been issued and the possession of Apartment or the Project, 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 Project Land) has been received by or served upon the Promoter in respect of the Project Land 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. The Promoter fails to provide ready to move in possession of the Apartment to the Allottee within the time period specified in paragraph 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 paragraph, 'ready to move in possession'

shall mean that the Apartment shall be in a habitable condition which is complete with basic facilities like power supply, water, security and all specifications amenities and facilities, as agreed to between the Parties.

- 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 thereunder.

9.2 In case of default by Promoter under the conditions listed above, the 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 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 (excluding the amount paid towards tax) under any head whatsoever towards the purchase of the Apartment, along with interest at the rate prescribed in the Rules.

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.

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 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 after notice from the Promoter in this regard, the Promoter may cancel the allotment of the Apartment, and refund the money paid by the Allottee, subject to deduction of the amounts paid towards tax, the booking amount and the interest liabilities and consequently this Agreement shall thereupon stand terminated. Provided that the Promoter shall intimate the Allottee about such termination at least thirty days prior to such termination.

#### **10. SALE DEED OF THE SAID APARTMENT:**

The Promoter, on receipt of Total Price of the Apartment as per paragraph 1.2 under the Agreement from the Allottee, shall execute a sale deed and convey the title of the Apartment together with the UDS within 3 months as per applicable law to the Allottee. However, in case the Allottee fails to deposit the stamp duty and / or registration charges within the period mentioned in the notice, the Allottee authorizes the Promoter to withhold registration of the sale 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 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 Occupancy Certificate of the same.

#### **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 from the date of handing over possession or date of the occupation certificate, whichever is earlier, it shall be the duty of the Promoter to rectify such defects without further charge, and in the event of Promoter's failure to rectify such defects within such time, the aggrieved Allottee shall be entitled to receive appropriate compensation in the manner as provided under the Act.

### **13. RIGHT TO ENTER THE PROJECT FOR REPAIRS:**

The Promoter or 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 Promoter or Association of Allottees to enter into the Apartment to perform necessary repairs 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 and service areas, if any, as located within the Project, 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, firefighting 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 PROJECT:**

- 15.1 Subject to paragraph 12 above, the Allottee shall, after taking possession, be solely responsible to maintain the Apartment at his/her own cost, in good condition and shall not do anything alterations or repairs 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, 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.

**16. COMPLIANCE OF LAWS, NOTIFICATIONS ETC BY PARTIES:**

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

**17. ADDITIONAL CONSTRUCTION:**

The Promoter undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the 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.

**18. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:**

After the Promoter executes this Agreement, the Promoter will not mortgage or create a charge on the Apartment 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.

**19. 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 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 shall be in compliance of various laws/regulations as applicable in the State of Karnataka and its revision thereafter from time to time.

**20. 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 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee or appear before the Jurisdictional Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve notice to the Allottee for rectifying the default, which if not rectified within 30 (thirty) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

**21. 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/Building, as the case may be.

**22. RIGHT TO AMEND:**

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

**23. 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.

**24. WAIVER NOT A LIMITATION TO ENFORCE:**

24.1 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 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 or binding on the Promoter to exercise such discretion in the case of other Allottees.

24.2 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.

**25. SEVERABILITY:**

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under 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 there under 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.

**26. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO THIS 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 area of the Apartment bears to the total area of all the Apartments in the Project.

**27. 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.

**28. 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 Bengaluru 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 concerned Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Bengaluru.

#### **29. 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 herein above.

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.

#### **30. 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.

#### **31. SAVINGS:**

Any application letter, allotment letter, agreement, or any other document signed by the Allottee, in respect of the Apartment or Building, as the case may be, prior to the execution and registration of this Agreement for Sale for such Apartment 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.

#### **32. 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 thereunder including other applicable laws of India for the time being in force.

#### **33. 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.

### **SCHEDULE 'A'**

#### **PART A - DESCRIPTION OF THE LARGER PROPERTY**

All that piece and parcel of land bearing Khata No. 269/5120/149/150/363, E-PID No. 3958103673, admeasuring in aggregate 09 acres 17 guntas (i.e., approximately 4,10,553 square feet) comprised in Survey Nos. 149 and 150, situated in Pattandur Agrahara Village, K R Puram 3 Hobli, Bangalore East Taluk, Bangalore Urban District and bounded as follows:

1. Survey No. 149 measuring approximately 05 acres 19 guntas:

- East by : Road
- West by : Kadugodi Plantation Boundary
- North by : Survey No 150
- South by : Survey Nos 151 and 152

2. Survey No. 150 measuring approximately 03 acres 38 guntas:

- East by : Road & Remaining land in Survey No 150
- West by : Kadugodi Plantation Boundary
- North by : Kadugodi Plantation Boundary
- South by : Land bearing Survey No 149

**PART B - DESCRIPTION OF THE PROJECT LAND**

ALL that piece and parcel of non-agricultural residentially converted land admeasuring in aggregate 6.45 Acres or thereabouts equivalent to 26,097.71 square metres or thereabouts, forming part of Larger Property as described in Part A of the Schedule A and situated at Pattandur Agrahara Village, K R Puram 3 Hobli, Bangalore East Taluk, Bangalore Urban District, and bounded on the:

- East by : Road;
- West by : Kadugodi Plantation Boundary;
- North by : Kadugodi Plantation Boundary;
- South by : Portion of land bearing Survey Nos. 151 and 152.

**PART C - DESCRIPTION OF THE APARTMENT**

Apartment bearing no. \_\_\_\_ on the \_\_\_\_ **Floor** in \_\_\_\_ of the Project “**Mahindra Blossom**” to be constructed on the Project Land having RERA carpet area of [ ] square feet equivalent to [ ] square metres and balcony area of [ ] square feet equivalent to [ ] square metres and common area of [ ] square feet equivalent to [ ] square metres with the right to use [ ] Car park and bounded by

- East : ;
- West : ;
- North : ;
- and
- South : .


**PART D - DESCRIPTION OF THE UNDIVIDED SHARE IN THE PROJECT LAND**

\_\_\_\_\_ square metres (equivalent to \_\_\_\_\_ square feet) undivided share out of the Project Land described in the Part B of Schedule A hereinabove written.

*[execution clause follows]*

**IN WITNESS WHEREOF** the Parties hereinabove named have set their respective hands and signed this Agreement for Sale at Bengaluru in the presence of attesting witness, signing as such on the day first above written.

**SIGNED AND DELIVERED BY THE WITHIN NAMED**

**Promoter:**

Signature (Authorized Signatory)

\_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
At \_\_\_\_\_ on \_\_\_\_\_

**WITNESSES:**

1. Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_

2. Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_

**SIGNED AND DELIVERED BY THE WITHIN NAMED:  
Allottee: (including joint allottees)**

(1) Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_

(2) Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_

**WITNESSES:**

1. Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_

2. Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_

**ANNEXURE 1**  
**Sketch demarcating the Larger Property, Project Land**  
**(to be inserted)**

**ANNEXURE 2**

Copy of the E Khata Certificate in respect of the Larger Property in name of the Promoter

**ANNEXURE 3**  
**LIST OF PERMISSIONS AND APPROVALS FOR THE APARTMENT**

Sr. No.	List of approvals	Details
1.	Airport NOC from AAI	BIAL/SOUTH/B/070124/1097300 dated 05.08.2024
2.	BESCOM NOC	SEE/BEC/EE(O)/AEE/F-125/24-25/4707-08 dated 02.08.2025
3.	BWSSB NOC	BWSSB-NOC-2025-5-19-050912033603 dated 18.07.2025
4.	Fire NOC	KSFES/NOC/196/2025 dated 26.06.2025
5.	Consent to Establish	CTE-350035 dated 06.08.2025
6.	BDA Development Plan Approval	BDA/TPM/DLP-06/2024-25/1011/2025-26 dated 29.05.2025
7.	Building sanction Plans from GBA	
8.	Environmental Clearance from SEIAA	SIEAA / 134 / CON / 2025 dated 27.10.2025
9.	RERA Registration Number, registration validity and RERA website	KARNATAKA RERA registration no. Validity up to ____ RERA website: <a href="https://rera.karnataka.gov.in">https://rera.karnataka.gov.in</a> .
10.	RERA Bank Account details	Account Number: 9049913562 Bank: KOTAK MAHINDRA BANK Branch: MG ROAD, BANGALORE IFSC: KKBK0008066
11.	Date of Possession	31.10.2030

**ANNEXURE 4**  
**Floor plan of the Apartment**  
**(to be inserted)**

**ANNEXURE 5**  
**Details of Parking Space**

Details of Parking Spaces	
Type of car parking	Stack/ Podium/ Basement/ Stilt/ Garage/ Covered
Number of Parking Spaces	

**ANNEXURE 6**  
**PAYMENT PLAN – TOTAL PRICE, SALE CONSIDERATION, PAYMENT PLAN, ADDITIONAL OUTGOINGS AND OTHER CHARGES**  
**(Payment Plan to be inserted)**

A	Booking Advance	≤ 5% (equal or less than five percent)
B	On Agreement of Sale	Not more than 10% unless Agreement is registered
C	On completion of foundation	These payments shall be linked to the milestones to reflect the progress of the Project.
	Progress of the project in slabs	
	On completion of super structure	
	On completion of flooring & painting	
	On completion of electrical & plumbing	
	On completion of all amenities	
	At the time of execution of sale deed	

**Important information:**

1. Time bound payment shall be payable as per the aforesaid Payment Plan without need of any demand letter and/ or reminder from the Promoter.
2. If the Allottee has qualified for a EBW Variable Benefit (if any), it will be provided as a credit towards the “Upon Registration” milestone subject to (i) the timely payment of the Booking Amounts, stamp duty and registration amounts and (ii) timely payment of amounts due towards “Upon Registration” as per the Payment Schedule. Delay in compliance of these conditions shall disqualify the Allottee from receiving the EBW Variable Benefit.
3. In the event the Allottee approaches a bank/ financial institution for availing a home loan, any delay by such bank/ financial institution in making the payment as per the Payment Plan shall attract interest as per applicable law from the date such amounts fall due till realization of payments by the Promoter.
4. Sanction Letter cannot be submitted to cover any portion of payment of Booking Amount and this should be paid by the Allottee from his own sources only.
5. If there is any increase in taxes, charges, levies, duties, cess, etc., the same shall be paid by the Allottee.
6. The Allottee has to deduct the applicable Tax Deducted at Source (TDS) at the time of making of actual payment and provided the TDS certificate/ Form 16B to the Promoter.
7. Demands for internal flooring, doors & window milestones above, if applicable, will be triggered when the milestone is achieved, which could be prior to the structure completion.
8. The CAM charges, stamp duty and registration fees and any other charges and outgoings are provisional and based on estimates. If there is any increase due to actual cost incurred or demand by statutory authorities and/ or otherwise, such shortfall shall be paid by the Allottee.
9. The Promoter shall not accept payment by cash and/ or deposit of cash in the designated account of the Promoter.

**ANNEXURE 7**

**PART A - AMENITIES AND SPECIFICATIONS FOR THE SAID APARTMENT AND COMMON AREA**

Sl. No.	DETAILS	REMARKS
1	STRUCTURE	
	RCC	RCC framed structure (designed for seismic zone 2)
2	FLOORING – APARTMENTS	
	Verandha	Vitrified tiles

	Foyer	Vitrified tiles
	Living & Dining	Vitrified tiles
	Master Bedroom	Vitrified tiles
	Other Bedrooms	Vitrified tiles
	Kitchen	Vitrified tiles
	Balconies	Vitrified tiles
	Utility	Ceramic tiles
	Toilets	Ceramic tiles
3	DOORS	
	Main Door	Engineered wooden door frame and flush door shutter
	Other Internal Door	Engineered wooden door frame and flush door shutter
	Toilet Door	Engineered wooden door frame and flush door shutter
	Balcony Door	uPVC door
	Utility Door	uPVC door
4	WINDOWS	
	All windows	uPVC windows
5	VENTILATORS	
	All toilet ventilators	uPVC ventilators with provision for exhaust fan
6	WALL FINISHES	
	Lift Lobby walls	Walls with Emulsion paint/OBD and lift architrave with Granite
	Toilets	Ceramic tiles up to false ceiling height
7	KITCHEN	
	Sink	Stainless-steel sink- Single bowl with single drain board of reputed make to be handed over to customer as loose item
	CP Fittings	Hot & Cold-water CP mixer of reputed make will be provided loose item along with sink
	CP Fittings	Provision for washing machine in utility
8	TOILETS – SANITARYWARE	
	Counter	Granite countertop for Wash basin in toilets
	Geyser	Provision for geyser point in toilets
	WC	Wall mounted EWC’s of reputed make in all toilets
9	TOILETS – CP FITTINGS & ACCESSORIES	
	CP	Chromium Plated Fittings of reputed make
	Mixer	Hot & Cold-water mixer for washbasin in all toilets - Single lever mixer
	Shower divertor	Hot & Cold-water shower with concealed divertor

	Faucet	Health Faucet in all toilets
	Paper holder	Toilet paper holder in all toilets
10	PAINTING	
	Internal Walls & Ceilings	Emulsion paint for walls, Oil bound distemper for ceiling.
	External finish	Exterior paint
	MS Grills & Railings	Enamel paint
	Basement	Whitewash for ceilings, Columns and walls
11	RAILING	
	Balcony	Glass railing
	Utility	MS railing
12	False ceiling	PVC filmed Gypsum tile
13	Other	Provision for Piped gas connection
		Smart door-locks

**Note:** The Promoter shall provide the amenities and specifications as per the details above or with equivalent or similar brands, based on availability.

**PART B - AMENITIES IN THE PROJECT**  
**(TO BE SHARED WITH ALL THE OCCUPANTS OF PROJECT LAND)**

LANDSCAPE AMENITIES -	Time Schedule for completion
Kid’s Play & Board Game Zone	Date of Possession
Skating Arena	Date of Possession
Foot Reflexology Path	Date of Possession
Outdoor Gym	Date of Possession
Amphitheatre	Date of Possession
Yoga & Meditation Area	Date of Possession
Bougainvillea Canopies	Date of Possession
Butterfly Park	Date of Possession
Half-Olympic Size Swimming Pool	Date of Possession
Kids’ Pool	Date of Possession
Grand Party Lawn with BBQ	Date of Possession
Jogging Track	Date of Possession
Pet Park	Date of Possession
Seating Nook	Date of Possession
Multi-purpose Court	Date of Possession
Cricket Nets	Date of Possession
Aromatic Plantation	Date of Possession

**PART C – ARCHITECTURAL AND DESIGN STANDARDS OF THE PROJECT**

Sr. No.	Particulars
1.	RCC walls with Aluminium form work construction

2.	LED lights for common areas
3.	Provision for electrical car charging points
4.	Rainwater harvesting

**ANNEXURE 8**  
**ADDITIONAL TERMS AND CONDITIONS**