

said flat and appurtenances thereto in good tenantable repair and condition and in particular so as to support shelter and protect the other parts of the New Building in which the said flat is situated and shall not chisel or in any other manner damage the columns, beams, walls, slabs or RCC, walls or other structural members in the said flat without the prior written permission of the Developers and/or the Society.

- (g) Not to enclose the balconies/elevation project attached to the said flat.
- (h) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Property and the New Building in which the said flat is situated or any part thereof or whereby any increase premium shall become payable in respect of the said insurance.
- (i) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said flat in the compound or any portion of the said Property and the New Building in which the said flat is situated.
- (j) Not to use the refuge areas on the New Building for any purpose whatsoever as the same is provided as a refuge in case of fire.

Developers		Purchaser	



- (k) To conform to the terms and conditions of the NOC issued by the Chief Fire Officer in respect of the refuge areas of the New Building.
- (l) To pay to the Developers within seven days of demand by the Developers their share of security deposit demanded by concerned local authority or Government for giving water, electricity or any other service connection to the New Building in which the said flat is situated.
- (m) 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.
- (n) Not to transfer or assign or let/license the interest in or benefit of this Agreement until all the dues payable by the Purchaser to the Developers under this Agreement are fully paid up and even after such payment, only if the Purchaser has not been guilty of breach or non-observance of any of the terms and conditions of this Agreement and until the Purchaser has obtained the prior consent of Developers or the Society, as the case may be, in writing to the same.

Developers		Purchaser	



- (o) To permit the other purchasers or member allottees of flats in the New Building to use and pass through the internal roads and path-ways provided on the said Property.
- (p) The Purchaser shall observe and perform all the rules, regulations and bye-laws of the Society as adopted by the Society from time to time for protection and maintenance of the New Building and the flats 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 Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupation and use of the said flat and the common areas and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.
- (q) The Purchaser shall permit the Developers and their surveyors and agents with or without workmen at all reasonable times, to enter into and upon the said Property and the New Building or any part thereof to view and examine the state and condition thereof.
- (r) Not to alter or affix grills from outside the windows or at any place which affects the structure, façade, uniformity, aesthetics

Developers		Purchaser	



of the exterior and/or elevation of the New Building in any manner whatsoever.

- (s) To abide by the terms and conditions attached to the various sanctions/permissions/NOC/Orders set out in the Recitals hereinabove and not to do any act, deed or thing in violation thereof.
- (t) To abide by the terms, conditions and stipulations/regulations as may be prescribed or made applicable by the Developers or Government of Maharashtra or any statutory/public body or authority in respect of the New Building.
- (u) To maintain the external elevation of the New Building in the same form as constructed by the Developers and shall not in any manner whatsoever and not to put up, under any circumstances, any construction or enclose the project elevation which have been permitted (approved) free of FSI in the plans already approved.
- (v) To sign from time to time, all papers and documents and to do all acts, deeds, matters and things as may be necessary from time to time, for safeguarding the interests of the Developers and of the purchasers/member allottees of other flats in the New Building.

Developers		Purchaser	



- (w) Not to hang clothes, garments or any other things from the windows, grills, balconies, etc.
- (x) The Purchaser is aware that while sanctioning the plans for the New Building the concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developers while developing the said Property and upon due observance and performance of which only, and for which the Developers have executed an Undertaking in favour of M.C.G.M., the Completion and Occupation Certificates in respect of the New Building shall be granted by the concerned local authority and, therefore, agrees and undertakes not to do or omit to do anything that would affect the Completion and Occupation Certificate of the New Building.

8. DEVELOPERS' COVENANTS/REPRESENTATIONS

- (a) The Developers have executed a Comprehensive Undertaking dated _____ in favour of MHADA/ M.C.G.M. in respect of construction of the New Building and the Purchaser confirms that he is aware of the same and agrees to abide by the conditions, to the extent applicable to the Purchaser, mentioned therein.

Developers		Purchaser	



- (b) The New Building is being constructed with deficient open space. The Purchaser agrees and confirms that he is aware of the same and shall not raise any objection for the same at any time in future.
- (c) The New Building is being constructed by utilizing the maximum permissible fungible FSI including that on the Rehab component and the Purchaser agrees and confirms that he is aware of the same.
- (d) The car parking is through a mechanical car parking system and also the maneuvering space for the car could be inadequate. The Purchaser agrees and confirms that he is aware of the same and shall not hold anybody including M.C.G.M. responsible or liable for the failure of the mechanical car parking and the inadequate maneuvering space.
- (f) The Developers assure that the said flat mentioned herein being purchased by the Purchaser shall be legally compliant in all respects with proper FSI and other permissions.
- (g) The Developers further represent and warrant as under:
- i. The Developers have lawful rights and requisite approvals from the competent authorities to carry out development of the said property and shall obtain

Developers		Purchaser	



requisite approvals from time to time to complete the development of the said property;

ii. There are no encumbrances upon the said property or the project;

iii. There are no litigations pending before any Court of Law with respect to the said property or project;

iv. All approvals, licenses and permits issued by the competent authorities with respect to the project, said property and the New 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 property and the New Building shall be obtained by following due process of law and the Developers have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the project, said property, the New Building and common areas;

v. The Developers have the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchasers created herein, may prejudicially be affected;

Developers		Purchaser	



- vi. The Developers have not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the said property including the project and the said flat which will in any manner affect the rights of the Purchasers under this Agreement;
- vii. The Developers confirm that the Developers are not restricted in any manner whatsoever from selling the said flat to the Purchasers in the manner contemplated in this Agreement;
- viii. The Developers have duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent authorities; and
- ix. 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 Developers in respect of the said property and/or the project.

Developers		Purchaser	



h. IF within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Developer any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Developer at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

9. DEVELOPERS' RIGHTS

It is hereby expressly agreed by and between the parties hereto that:

(a) The Purchaser acknowledges and agrees that he is and shall be entitled to the said flat only as herein provided.

(b) The total carpet area of the said flat shall at all times continue to remain ___ sq. ft. carpet area (___ sq. ft. RERA carpet area) and shall have no relation whatsoever to the area of the said plot of land underneath the New Building. All benefits by way of balance Floor Space Index (hereinafter referred to as "FSI") or FSI that may become available or may be generated on or in respect of the said Property or any part thereof or similar right shall remain with the Developers.

Developers		Purchaser	



(c) The Developer shall construct the said Building consisting of Group / stilt /podiums andupper floors on the project land in accordance with the plans, designs and specifications as approved by the concerned Local Authority from time to time. Provided that the Developer shall have to obtain prior consent in writing of the Allottee's in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration of addition required by any Government authorities or due to change in law.

(d) The Developers shall be entitled, at its costs and risk to avail of loans and credit facilities etc. from banks, financial and credit institutions and/or any other persons, inter alia, for the development of the said Property, and on a principal-to-principal basis to create any mortgage, charge, lien, and/or other security interest over and in respect of the development rights and Developers' Premises in the New Building including the said flat and the car parking space attributable thereto; provided that the Developers shall obtain an NOC from the banks, financial and credit institutions and/or any other persons concerned for the sale of the said flat in favour of the Purchaser as per these presents,

Developers		Purchaser	



releasing the said flat from the purview of the charge of the banks, financial and credit institutions and/or any other persons concerned on or before execution and registration of this Agreement and shall have the mortgages, charges and security interest created by them over the Developers' Premises in the New Building duly released before offering possession of the flats comprised in the Members' Premises with Occupation Certificate. In this regard, the Developers shall be freely entitled and at liberty to sign, execute, take delivery of, and register (if required) all deeds, documents, instruments, contracts, agreements and writings, including, without limitation, mortgage deed/s, loan agreement/s etc. provided that the Developers shall be the principal debtor and it shall be the sole liability and responsibility of the Developers to repay such loan amounts/credit facilities with interest, costs, charges and expenses thereon.

(e) Except in respect of the said flat hereby agreed to be acquired by the Purchaser and the car parking space allotted to the Purchaser as mentioned hereinabove, the Purchaser shall have no claim whatsoever in any other flats or car parking spaces in the New Building on the said Property or any part thereof. Any terrace, balcony spaces, sky decks, domestic toilets, etc. forming a part of any of the flats shall form a part of the respective flats/premises to

Developers		Purchaser	



which they relate or are attached, and shall be exclusively owned, held, possessed, used, occupied and/or enjoyed (as the case may be) by the occupiers thereof. However, the top-most terrace of the New Building and the refuge areas thereof shall always be treated as common areas and its use shall be as regulated by the Society.

(f) The Developers shall always be entitled to sign on behalf of the Purchaser, undertakings and indemnities required by the concerned authority or any State or Central Government authority or Competent Authority under any law concerning construction of the New Building without, however, in any manner affecting the rights of the Purchaser. The Purchaser hereby expressly agrees to ratify, confirm and abide by and fulfill any such undertakings and indemnities executed or given by the Developers.

(g) The name of the New Building shall be " _____ " and the name of the Society shall be Subhash Nagar Sagar Co-Operative Housing Society Limited.

(h) The Developers shall always have the right to permanently install/display two plaques or signage each of two (2) square meters size, at the entrances and/or on the compound wall and/or on the top-most terrace of the New Building publicizing/promoting the name of the New Building and the Developers.

Developers		Purchaser	



10. **MEMBERSHIP OF THE SOCIETY**

- (a) Under the Development Agreement the Society has agreed to admit the prospective purchasers/allottees of the units comprised in the Developers' Premises as the members of the Society. The Developers agree that on receipt by the Developers from the Purchaser herein of the entire consideration monies and all deposits and all other amounts payable by the Purchaser hereunder and on the Purchaser complying with all his obligations herein contained, the Developers shall cause the Society to admit the Purchaser as member of the Society and the Purchaser hereby agrees and undertakes that he shall become member of the Society on compliance with his obligations hereunder.
- (b) The Purchaser agrees and confirms that he is aware of and has read and understood the bye-laws, rules and regulations of the Society. The Purchaser herein agrees and undertakes that on being admitted as member of the Society, he shall be bound and liable to conform and observe the bye-laws of the Society and all other rules and regulations as may be framed by the Society from time to time.
- (c) The Purchaser herein agrees and undertakes that he shall under no circumstances whatsoever communicate or carry out any

Developers		Purchaser	



correspondence directly with the Society and/or be admitted as members and/or obtain the share certificate directly from the Society. Such communications, correspondence etc, shall be made by the Developers alone with the Society.

- (d) So long as each flat/unit in the New Building shall not be separately assessed for Municipal taxes and water taxes, the Purchaser shall pay to the Developers or to the Society (after it takes over the management of the building) a proportionate share of the Municipal tax and water tax assessed on the whole building, such proportion to be determined by the Developers.

In respect of any unsold premises, the Developers will pay the proportionate Municipal taxes as applicable for such unsold flats/units. The Developers will also be entitled to the refund of the Municipal taxes on account of the vacancy of the flats/units.

- (e) Until the management of the New Building is taken over by the Society as hereinabove mentioned, the power and authority of the Society or of the Purchaser herein and the other purchasers and allottees of the flats/premises shall be subject to the overall control of the Developers in respect of any matters concerning the New Building, the construction and completion thereto and all amenities pertaining to the same, in particular,

Developers		Purchaser	



the Developers shall have absolute authority and control as regards to the unsold flats/premises and the disposal thereof.

- (f) The Developers will also control the management of the New Building, realization of the outgoings and the disbursement of the payment to be made till the management of the New Building is taken over by the Society and the Purchaser along with other purchasers of flats/premises will have no objection to the same.
- (g) The Purchaser agrees that his rights in the said flat under the Agreement herein, shall always be subject to the terms, conditions, rules, regulations and bye-laws of the Society which the Purchaser has seen and has agreed to abide by and the Purchaser agrees that he shall not commit any violation thereof or any of them so as to put the right, title and interest of the Developers in the said Property in jeopardy or do any act in violation of the Rules, Regulations and Bye-laws of the Society and the statutory bodies and authorities.
- (h) The Developers shall, if necessary, become a member of the Society in respect of unsold flats comprised in the Developers' Premises. If the Developers assign and/or transfer and/or dispose off such flats at any time to anybody, the assignee, transferee and/or the purchasers thereof shall become the

Developers		Purchaser	



member(s) of the Society in respect of the said flats. The Purchaser and the Society will not have any objection and will not charge any transfer fees to admit such assignee or transferee or the purchasers as the members of the Society.

11. 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 Developers as per this Agreement is brought to the notice of the Developers within a period of 5 (five) years by the Purchaser from the date of handing over possession of the said flat, it shall be the duty of the Developers to rectify such defects without further charge, within 30 (thirty) days, and in the event of Developers' failure to rectify such defects within such time, the Purchaser shall be entitled to receive appropriate compensation in the manner as provided under the said Act PROVIDED HOWEVER if such defect is due to any negligent act and/or unauthorized alteration/modification carried out by the Purchaser in the said flat and/or normal wear and tear, vagaries of nature, the Developers shall not be liable to rectify the said defect.

12. NOTICES

All notices and other communications to be given under this Agreement shall be in writing and delivered (i) by hand against a written acknowledgement of receipt, or (ii) by Registered Post A. D.,

Developers		Purchaser	



and addressed to the Parties, at their addresses hereinabove or at such other address as is from time to time designated (in writing) by the Party to whom the communication is addressed. Any communication that is delivered in accordance herewith shall be deemed to be received when delivery is received or refused, as the case may be.

13. DISPUTE RESOLUTION

Any dispute/difference between the parties shall be settled amicably between the parties within thirty (30) days from the date one Party has first notified (in writing) the other Party of the existence of such disputes or differences and called upon the other Party to hold discussions/dialogues for resolving the same. In the event of dispute/difference concerning any matter which the Authority under the said Act is not empowered by or under the said Act to determine, the Parties shall jointly appoint a sole arbitrator to solve the same. The arbitration shall be governed by the provisions of the Arbitration and Conciliation Act, 1996, or any statutory amendment or re-enactment thereof for the time being in force. The arbitration proceedings shall be held at Mumbai and the language of the proceedings shall be English. The Arbitrator shall have summary powers and be entitled to give interim directions and awards from time to time. The award/s of the Arbitrator shall be reasoned and given in writing, and shall be final and binding upon the Parties.

Developers		Purchaser	



14. OTHER PROVISIONS

- (i) This Agreement contains the whole agreement between the parties in respect of the subject matter of this Agreement and shall not be modified (whether by alteration, addition or omission) otherwise than by writing duly signed by both the parties. This Agreement constitutes the entire agreement between the parties and there are no promises or assurances or representations, oral or written, express or implied other than those contained in this Agreement.
- (ii) The Purchaser hereby declares that he has gone through this Agreement and all the documents related to the said Property and has expressly understood the contents, terms and conditions of the same and the Developers have entered into this Agreement with the Purchaser relying solely on the Purchaser agreeing, undertaking and covenanting to strictly observe, perform, fulfill and comply with all the terms and conditions, covenants, stipulations, obligations and provisions contained in this Agreement and on part of the Purchaser to be observed, performed and fulfilled and complied with and therefore, the Purchaser hereby agrees undertakes and covenants to indemnify, save, defend and keep harmless at all times hereafter, the Developers and their successors and assigns

Developers		Purchaser	



from and against all costs, charges, expenses, losses, damages, claims, demands, suits, actions, proceedings, prosecutions, fines, penalties and duties which they or any of them may have to bear, incur or suffer and/or which may be levied or imposed on them or any of them by reason or virtue of or arising out of any breach, violation, non-observance, non-performance or non-compliance of any of the terms, conditions, covenants, stipulations and/or provisions hereof by the Purchaser.

- (iii) The terms and conditions of this Agreement shall be binding on all transferee(s)/ Assignee(s) from time to time of the said flat, and shall be enforceable against all such transferees.
- (iv) Each party hereto shall from time to time upon the reasonable request and cost of the other party execute any additional documents and do any other acts or things which may be reasonably required to give effect to the terms hereof.
- (v) Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said flat or of the New Building or the said Property or any part hereof. The Purchaser shall have no claim of any nature whatsoever save and except in respect of the said flat hereby agreed to be sold to him and the car parking allotted to him and

Developers		Purchaser	



the right to use and enjoy the Common Amenities and Facilities as provided in this Agreement.

(vi) Any delay tolerated or indulgence shown by the Developers in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser by the Developers shall not be construed as a waiver on the part of the Developers of any breach or noncompliance of any of the terms and conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Developers.

(vii) The Developers at their sole discretion may assign or transfer all its rights and obligations or part thereof under this Agreement to any person or party. In the event of assignment or transfer as aforesaid, the Developers liability under this Agreement shall stand terminated from the date of such assignment or transfer and the same shall be assumed by their assignee expressly.

(viii) This Agreement shall be governed by and construed in accordance with the laws of the Republic of India, and shall be subject to the jurisdiction of the Courts of competent jurisdiction at Mumbai.

(ix) This Agreement shall always be subject to the provisions of the Real Estate (Regulation and Development) Act, 2016, hereinafter

Developers		Purchaser	



referred to as "the said Act" and the Rules made thereunder as applicable for the State of Maharashtra.

- (x) After the Purchaser is permitted to enter upon the said flat, if any additions or alterations in or about or relating to the said flat or the New Building are thereafter required to be carried out by the Government, Municipal or any Statutory Authority, the same shall be carried out by the Purchaser in co-operation with the purchasers and allottees of the other flats/units in the New Building at their own costs and the Developers shall not be in any manner liable or responsible for the same or to contribute any amount for the purpose aforesaid.
- (xi) The Developers have availed of the facility of 50% reduction of premium payable to M.C.G.M. only to the extent of __% and in view thereof as per Notification No. TPS-1820/AN-27/P.K.80/20/UD-13 dated 14.01.2021 and 12.02.2021 of Government of Maharashtra, the stamp duty and registration charges in respect of this Agreement shall be borne and paid by the Developers proportionate to the extent of reduction in premium availed of by the Developers. The Purchaser shall, however, be responsible for lodging this Agreement and having the same registered and shall indemnify the Developers and shall keep the Developers indemnified at all times in respect

Developers		Purchaser	



thereof and also in respect of any penalties which may be levied with regard thereto. The Developers have informed the Purchaser that this Agreement has to be registered within 4 months of execution or within successive 4 months (on payment of requisite penalty by the Purchaser).

- (xii) The Purchaser shall, at his/her risk and responsibility, and on a principal-to-principal basis, be entitled to borrow funds from any financial institution, bank, organisation, employer and/or other persons, by creating a mortgage, charge, lien and/or other security upon the said flat and/or his right, title and interest therein. The repayment of such loans and the interest and other costs, charges and expenses thereon shall be the sole liability and responsibility of the Purchaser and the Developers and/or the Society and/or the Existing Members of the Society shall not be liable or responsible for the same. Without any liability or responsibility of the Developers, the Developers hereby grant its consent and no objection to the Purchaser for creating such mortgage, charge, lien and/or other security interests upon the said flat and/or his right, title and interest therein.

- (xiii) It is abundantly made clear to the Purchaser that if the Purchaser or any one of them is NRI/foreign national of Indian origin, in respect of all remittances, acquisitions/transfer of the

Developers		Purchaser	



said flat, it shall be his sole responsibility to comply with the provisions of FEMA, 1999 or statutory enactments or amendments thereof, and the rules and regulations of RBI or any other applicable law from time to time. Any refund required to be made under the terms of this Agreement shall be made in accordance with the provisions of FEMA or such statutory enactments or amendments thereof and the rules and regulations of RBI or any other applicable law from time to time. The Purchaser understands and agrees that in the event of any failure on his part to comply with the prevailing exchange control guidelines issued by RBI he alone shall be liable for any action under FEMA or any other statutory modifications or re-enactments thereto. The Developers accepts no responsibility in this regard and the Purchaser agrees to indemnify and the keep the Developers indemnified and saved harmless from any loss or damage caused to it for any reason whatsoever.

- (xiv) Any provision of this Agreement which is prohibited, unenforceable or is declared or found to be inoperative, void or illegal by a court of competent jurisdiction, shall be ineffective only to the extent of such prohibition or unenforceability without invalidating the remainder of such provision or the remaining provisions of this Agreement or affecting the validity

Developers		Purchaser	



or enforceability of such provision in any other jurisdiction. If any such invalidity substantially affects or alters the commercial basis of this Agreement, the parties shall negotiate in good faith to amend and modify the provisions and terms of this Agreement as may be necessary or desirable in the circumstances to achieve, as closely as possible, the same economic or commercial effect as the original provisions and terms of this Agreement.

In Witness Whereof, the Parties have executed these presents the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the said Property)

ALL THAT piece and parcel of land or ground or plot situate at survey no. 67 to 71, C.T.S. No. 828/84 to 828/93, Subhash Nagar, Village Chembur, Mumbai - 400 071 in the Registration Sub-District of Kurla, Mumbai Suburban District admeasuring 891.45 (Including Tit-Bit) sq. mtrs. or thereabouts together with the existing building consisting of a structure of ground plus 2 upper floor building bearing no. 46, Subhash Nagar, Chembur, Mumbai - 400 071 standing thereon and bounded as follows:

On or towards the East by : SRA project

On or towards the West by : 10.90 meter Road

Developers		Purchaser	



On or towards the North by : 12 meter Road

On or towards the South by : Building No. 45 & SRA
project

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the said flat)

ALL THAT piece or parcel of Residential Flat bearing No. ____
admeasuring about ____ sq. ft. carpet area (____ sq. ft. RERA carpet area) on the
____ floor in the New Building to be known as "Amardham" being constructed
on the said Property more particularly described in the First Schedule
hereinabove written together with ____ mechanized car parking.

THE THIRD SCHEDULE ABOVE REFERRED TO

COMMON AREAS AND FACILITIES

- (i) Entrance lobby and foyer of the New Building
- (ii) Staircase of the New Building including main landing, for the purpose of ingress and egress but not for the purpose of storing or for recreation or for residence or for sleeping
- (iii) The landing is limited for the use of the residents of the flats located on that particular floor and for visitors thereto but is subject to means of access for reaching the other floors, available to all residents and visitors
- (iv) Electric meters and water meter/s connected to common lights, water connections, pump set etc.

Developers	Purchaser



- (v) Overhead and underground water tanks with water pumps
- (vi) Society Office and security cabins
- (vii) Common servant's toilet
- (viii) Common Terrace above the topmost floor of the building and Refuge area
- (ix) Elevators

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Developers		Purchaser	



SIGNED, SEALED AND DELIVERED)
by the withinnamed "Developers")
Messrs. TIGON REALITY PRIVATE LIMITED)
through its Directors)

MR. _____



L.H. Thumb impression & Signature

MR. _____



L.H. Thumb impression & Signature

in the presence of

1)

2)

SIGNED AND DELIVERED by
the withinnamed "Purchaser"



Signature and L.H. Thumb impression

Sumit K. Kumar



in the presence of

RECEIPT

RECEIVED of and from the within named Purchaser the sum of Rs. _____/- (Rupees _____ only) including Booking Amount of Rs. _____/- (Rupees _____ only) towards part payment of purchase price as per clause 3(a) hereinabove as per details hereunder:

Sl. No.	Cheque No.	Date	Amount (Rs.)	Drawn on
1				
2				
3	T.D.S.			
		TOTAL		

We say received.
For Tigon Reality Pvt. Ltd.

Director

Tigon Reality Private Limited



Director

Annexure- A

Stage wise time schedule of completion of the project

Sr. No	Stages	Date of Completion
1	Excavation	31-10-2022
2	Basement (if any)	Not Applicable
3	Podiums (if any)	Not Applicable
4	Plinth	31-12-2022
5	Stilt (if any)	Not Applicable
6	Slabs of Super Structures	30-06-2024
7	Internal walls, internal plaster, completion of floorings, doors and windows	31-08-2024
8	Sanitary Electrical and water Supply fittings within the said units	30-11-2025
9	Staircase, Lifts well and lobbies at each floor level overhead and underground water tanks	30-06-2024
10	External Plumbing and external plaster, elevation, completion of terrace with waterproofing	30-11-2025
11	Installation of lifts, water pumps, firefighting fittings and equipment, electrical fittings, mechanical equipment, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to building / wing, compound wall and all other requirements as maybe required to complete project as per specification in agreement of sale, any other activities	30-11-2025
12	Internal roads & footpaths, lighting	Not Applicable
13	Water Supply	30-04-2026**
14	Sewerage (Chamber, lines, septic tank, STP)	30-11-2025
15	Storm water drains	30-11-2025
16	Treatment and disposal of sewage and sullage water	Not Applicable
17	Solid waste management	31-01-2026
18	Water conservation rain water harvesting	31-01-2026
19	Electrical meter room, sub-station, receiving station	30-11-2025**
20	Others	Not Applicable

** As per CC

Note: The date of completion as mentioned above is estimated proposed date of completion as per the promoter as of the date of the application for registration of the Project under consideration with the MahaRERA.

Tigon Reality Private Limited


Director
Developer(s) / Authorized Signatory



Dated this ____ day of ____ 2022

BETWEEN

Tigon Reality Pvt. Ltd. ...Developers

AND

Mr. _____ ...Purchaser

AGREEMENT FOR SALE

Flat No. _____, " _____"

