

Village	:	Davdi
Flat Area (Carpet)	:	_____ Sq.Mt.
Market Value	:	Rs.
Actual Value	:	Rs.
Stamp Duty Paid	:	Rs.
Registration. Fee	:	Rs.

AGREEMENT FOR SALE

This Agreement made and entered into at **Davdi**  
on this \_\_\_\_\_ day \_\_\_\_\_ of **2024**  
**B E T W E E N**

M/s. **Regency Nirman Limited**, a Company Registered Under the provisions of Companies Act 1956, having its office at Regency House, Opp. Vishnu Darshan, Aman Talkies Road, Ulhasnagar 421002, through its Director Mr. \_\_\_\_\_, hereinafter called and referred to as the **Promoter** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the executors, administrators and assigns) being the Party of the **First Part**;

A N D

aged about \_\_\_\_\_ years, occupation \_\_\_\_\_ residing at \_\_\_\_\_

hereinafter called and referred to as the **Purchaser** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her heirs, executors, administrators and assigns) being the Party of the **Second Part**;

WHEREAS Shri Narayan Sakharam Sarnobat and others were the owners of all that piece and parcel of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

Survey No.	Hissa No.	Area (sq. mtrs)
64	-	1440

hereinafter for the sake of brevity called and referred to as the **“Property No.I”**.

AND WHEREAS by and under an Agreement dated 11.10.2017, the owners Shri Narayan Sakharam Sarnobat and others granted the said property No.I to M/s. Regency Nirman Limited viz. the Promoter herein and the said Agreement is registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 10906/2017 at and for the price/ consideration and on the terms and conditions therein contained and in pursuance thereof executed power of attorney in favour of the Promoter herein and same is registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 10907/2017 and in furtherance thereto the

said Shri Narayan Sakharam Sarnobat and others executed the Deed of Conveyance in favour of M/s. Regency Nirman Limited viz. the Promoter herein on 11.10.2017 and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 10908/2017 and the said property No. I stands mutated in the name of the Promoter herein under mutation entry No. 1137;

AND WHEREAS Smt. Sushila Harischandra Shelar was the owner of all that piece and parcel of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

Old Survey No.	New Survey No.	Area (sq. mtrs)
65	3	4050

hereinafter for the sake of brevity called and referred to as the **“Property No.II”**.

AND WHEREAS by and under an Agreement dated 08.12.2017, the owner Smt. Sushila Harischandra Shelar granted the said property No.II to M/s. Regency Nirman Limited viz. the Promoter herein and the said Agreement is registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 13339/2017 at and for the price/ consideration and on the terms and conditions therein contained and in pursuance thereof executed power of attorney in favour of the Promoter herein and same is registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 13341/2017 and in furtherance thereto the said Smt. Sushila Harischandra Shelar executed the Deed of Conveyance in favour of M/s. Regency Nirman Limited viz. the Promoter herein on 21.09.2018 and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan-3 under serial No. 8354/2018 and the said property No. II stands mutated in the name of the Promoter herein under mutation entry No. 1191;

AND WHEREAS Shri Walku Ganpat Mundhe alias Muthe and others were the owner of all that piece and parcel of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

Old Survey No.	New Survey No.	Area (sq. mtrs)
65	4	3030

hereinafter for the sake of brevity called and referred to as the **“Property No.III”**.

AND WHEREAS by and under an Agreement dated 21.12.2018, the owners Shri Walku Ganpat Mundhe alias Muthe and others granted the said property No.III to M/s. Regency Nirman Limited viz. the Promoter herein and the said Agreement is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 12902/2018 at and for the price/ consideration and on the terms and conditions therein contained and in pursuance thereof executed power of attorney in favour of the Promoter herein and same is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 12903/2018 and in furtherance thereto the said Shri Walku Ganpat Mundhe alias Muthe and others executed the Deed of Conveyance in favour of M/s. Regency Nirman Limited viz. the Promoter herein on 13.12.2018 and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 12915/2018 and the said property No. III stands mutated in the name of the Promoter herein under mutation entry No. 1214. However, as there was a mistake in mentioning the date, the requisite Deed of Correction on 02.04.2024 was executed and the same is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 5543/2024 dated 03.04.2024 and the date of Deed of Conveyance stood corrected to 21.12.2018;

AND WHEREAS Shri Vicky Udhav Rupchandani is the owner of all those pieces and parcels of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

Old Survey No.	New Survey No.	Area (sq. mtrs)
65	5	1120
102	10	5300

hereinafter for the sake of brevity collectively called and referred to as the **“Property No.IV”**

AND WHEREAS by and under an Agreement dated 29.10.2010, Shri Ganesh Sakharam Madan and others granted the said property No.IV to Shri Vicky Udhav Rupchandani and the said Agreement is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 6331/2010 at and for the price/ consideration and on the terms and conditions therein contained and in pursuance thereof executed power of attorney in favour of the Promoter herein and same is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 6332/2010 and in furtherance thereto the said Shri Ganesh Sakharam Madan and others executed the Deed of Conveyance in favour of Shri Vicky Udhav Rupchandani on 27.10.2010 and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 177/2011 on 11.01.2011 and the said property No. IV stands mutated in the name of Shri Vicky Udhav Rupchandani under mutation entry No. 881. However, as there was a mistake in mentioning the date, the requisite Deed of Correction on 02.04.2024 was executed and the same is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 5542/2024 dated 03.04.2024 and the date of Deed of Conveyance stood corrected to 11.01.2011;

AND WHEREAS the said Vicky Udhav Rupchandani sold and conveyed the said property No. IV to the Promoter herein under the Deed of Conveyance dated 03.04.2024 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 7141/2024 and the Promoter has followed the requisite procedure of mutating the names in the records of right.

AND WHEREAS Smt. Sushila Harischandra Shelar was the owner of all that piece and parcel of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

Survey No.	Hissa No.	Area (sq. mtrs)
66	1	400

hereinafter for the sake of brevity called and referred to as the **“Property No.V”**.

AND WHEREAS by and under an Agreement dated 14.12.2007, the owners Smt. Sushila Harischandra Shelar and others granted the said property No.V to M/s. Regency Nirman Limited viz. the Promoter herein and the said Agreement is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 6629/2007 at and for the price/ consideration and on the terms and conditions therein contained and in pursuance thereof executed power of attorney in favour of the Promoter herein and same is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 142/2007 and in furtherance thereto the said Smt. Sushila Harischandra Shelar and others executed the Deed of Conveyance in favour of M/s. Regency Nirman Limited viz. the Promoter herein on 16.06.2016 and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 5116/2016 and the said Property No. V stands mutated in the name of the Promoter herein under mutation entry No. 1245;

AND WHEREAS Shri Dattu Kundalik Khane and others were the owners of all that piece and parcel of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

Survey No.	Hissa No.	Area (sq. mtrs)
67	4/B	4020

hereinafter for the sake of brevity called and referred to as the “**Property No.VI**”.

AND WHEREAS by and under an Agreement for Sale dated 23.10.2012 read with Confirmation Deed dated 23.11.2012, the owners Shri Dattu Kundalik Khane and others granted the said property No.VI to M/s. Regency Nirman Limited viz. the Promoter herein and the said Agreement for Sale and Deed of Confirmation are registered at the office of Sub-Registrar of Assurances at Kalyan-5 under serial No. 3546/2012 and 3724/2012 respectively at and for the price/ consideration and on the terms and conditions therein contained and in pursuance thereof executed power of attorney in favour of the Promoter herein and same is registered at the office of Sub-Registrar of Assurances at Kalyan-5 under serial No. 3547/2012 and 3725/2012 respectively and in furtherance thereto the said Shri Dattu Kundalik Khane and others executed the Deed of Conveyance in favour of M/s. Regency Nirman Limited viz. the Promoter herein on 31.03.2017 and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan-3 under serial No. 1719/2017 and the said Property No. VI stands mutated in the name of the Promoter herein under mutation entry No. 1247;

AND WHEREAS Shri Suresh Chinga Khane and others were the owners of all that piece and parcel of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

Survey No.	Hissa No.	Area (sq. mtrs)
102	5/A	7950

hereinafter for the sake of brevity called and referred to as the “**Property No.VII**”.

AND WHEREAS by and under an Agreement dated 18.12.2007 read with Confirmation Deed dated 27.12.2007, the owners Shri Suresh Chinga Khane and others granted the said property No.VII to M/s. Regency Nirman Limited viz. the Promoter herein and the said Agreement and Deed of Confirmation are registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 6695/2007 and 6904/2007 respectively at and for the price/ consideration and on the terms and conditions therein contained and in pursuance thereof executed power of attorney in favour of the Promoter herein and same is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 148/2007 and 155/2007 respectively and in furtherance thereto the said Shri Suresh Chinga Khane and others executed the Deed of Conveyance in favour of M/s. Regency Nirman Limited viz. the Promoter herein on 16.06.2016 and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 5117/2016 and the said Property No. VII stands mutated in the name of the Promoter herein under mutation entry No. 1197;

AND WHEREAS Shri Ragho Tukaram Sorkhade was the owner of all that piece and parcel of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

Survey No.	Hissa No.	Area (sq. mtrs)
102	5/B	7950

hereinafter for the sake of brevity called and referred to as the “**Property No.VIII**”.

AND WHEREAS by and under an Agreement dated 17.04.2007, the owners Shri Ragho Tukaram Sorkhade and others granted the said property No.VIII to M/s. Regency Nirman Limited viz. the Promoter herein and the said Agreement is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 2084/2007 at and for the price/ consideration and on the terms and conditions therein contained and in pursuance thereof executed power of attorney in favour of the Promoter herein and same is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 2085/2007 and in furtherance thereto the said Shri Ragho Tukaram Sorkhade and others executed the Deed of Conveyance in favour of M/s. Regency Nirman Limited viz. the Promoter herein on 31.03.2017 and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan-3 under serial No. 1720/2017 and the said Property No. VIII stands mutated in the name of the Promoter herein under mutation entry No. 1247;

AND WHEREAS Shri Arun Dattu Sarnobat and others were the owners of all that piece and parcel of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

Survey No.	Hissa No.	Area (sq. mtrs)
102	7	21400

hereinafter for the sake of brevity called and referred to as the **“Property No. IX”**.

AND WHEREAS by and under an Agreement dated 27.02.2013, the owners Shri Arun Dattu Sarnobat and others granted the said property No.IX to M/s. Regency Nirman Limited viz. the Promoter herein and the said Agreement is registered at the office of Sub-Registrar of Assurances at Kalyan-5 under serial No. 1081/2013 at and for the price/ consideration and on the terms and conditions therein contained and in pursuance thereof executed power of attorney in favour of the Promoter herein and same is registered at the office of Sub-Registrar of Assurances at Kalyan-5 under serial No. 1082/2013 and in furtherance thereto the said Shri Arun Dattu Sarnobat and others executed the Deed of Conveyance in favour of M/s. Regency Nirman Limited viz. the Promoter herein on 23.07.2015 and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 4949/2015 and the said Property No.IX stands mutated in the name of the Promoter herein under mutation entry No. 1149;

AND WHEREAS Shri Jalinder Jairam Patil and others were the owners of all that piece and parcel of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

Survey No.	Hissa No.	Area (sq. mtrs)
102	9	7400

hereinafter for the sake of brevity called and referred to as the **“Property No. X”**.

AND WHEREAS by and under an Agreement dated 17.07.2007, the owners Shri Jalinder Jairam Patil and others granted the said property No.X to M/s. Regency Nirman Limited viz. the Promoter herein and the said Agreement and Deed of Confirmation are registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 3940/2007 at and for the price/ consideration and on the terms and conditions therein contained and in pursuance thereof executed power of attorney in favour of the Promoter herein and same is registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 3941/2007 and in furtherance thereto the said Shri Jalinder Jairam Patil and others executed the Deed of Conveyance in favour of M/s. Regency Nirman Limited viz. the Promoter herein on 27.04.2016 and the same is also registered at the office of Sub-Registrar of Assurances at Kalyan-4

under serial No. 3775/2016 and the said Property No.X stands mutated in the name of the Promoter herein under mutation entry No. 1190;

AND WHEREAS all the above pieces and parcels of land totally admeasuring 64060 sq. metres is hereinafter called and referred to as the “entire property”

AND WHEREAS the said entire property forms an integral part of the order passed by the Tahsildar, Kalyan under No. T-2/Mahasul/Jaminbab-1/KaVi-119/2018 dated 29.01.2018 and Mahsul/T-2/Jaminbab-1/Rupantarkar/SR-360/18 dated 09.10.2018.

AND WHEREAS the Promoter has submitted a plan for sanction and approval on the land totally admeasuring 64060 sq. metres to the Kalyan Dombivali Municipal Corporation and during the course of scrutiny and sanction, the area on site stood at 63790 sq. metres and out of such area a land admeasuring 5680 sq. metres stood deducted for 20 metres DP Road, 900 sq. metres for reservation HP-1 and 1770 sq. metres for Reservation C-16 and accordingly after deducting the area admeasuring 8350 sq. metres the balance area of the plot stood at 55440 sq. metres comprising of

Survey No.	Hissa No.	Area (sq. mtrs)
64	-	1440
65	3	4050
65	4	3030
65	5	1120
66	1	400
67	4/B	4020
102	5/A	7950
102	5/B	7950
102	7	21400
102	9	7400
102	10	5300
	Total →	64060

and the land admeasuring 55440 sq. metres is hereinafter called and referred to as the “said property” and the Kalyan Dombivali Municipal Corporation in terms of the building approval under the Unified Development Control and Promotion Regulation bearing Building Permit No. KDMC/TPD/BP/27Villages/2024-25/01 dated 02.04.2024 thereby permitting the construction of

- i. Building No. 1 - stilt plus two podium plus eco-deck plus 1<sup>st</sup> to 28<sup>th</sup> floors
- ii. Building No. 2 - stilt plus two podium plus eco-deck plus 1<sup>st</sup> to 28<sup>th</sup> floors
- iii. Building No. 3 - stilt plus two podium plus eco-deck plus 1<sup>st</sup> to 23<sup>rd</sup> floors
- iv. Building No. 4 - stilt plus two podium plus eco-deck plus 1<sup>st</sup> to 25<sup>th</sup> floors
- v. Building No. 5 - stilt plus eco-deck plus 1<sup>st</sup> to 5<sup>th</sup> floors
- vi. Building No. 6 - stilt plus eco-deck plus 1<sup>st</sup> to 5<sup>th</sup> floors
- vii. Building No. 7 - stilt plus two podium plus eco-deck plus 1<sup>st</sup> to 24<sup>th</sup> floors
- viii. Building No. 8 - stilt plus two podium plus eco-deck plus 1<sup>st</sup> to 24<sup>th</sup> floors
- ix. Building No. 10 - stilt plus one podium plus eco-deck plus 1<sup>st</sup> to 5<sup>th</sup> floors
- x. Building No. 11 - stilt plus one podium plus eco-deck plus 1<sup>st</sup> to 5<sup>th</sup> floors
- xi. Building No. 13 - stilt plus one podium plus eco-deck plus 1<sup>st</sup> to 5<sup>th</sup> floors
- xii. Building No. 14 - stilt plus one podium plus eco-deck plus 1<sup>st</sup> to 5<sup>th</sup> floors

- xiii. Building No. 16 - stilt plus one podium plus eco-deck plus 1<sup>st</sup> to 5<sup>th</sup> floors
- xiv. Building No. 17 - stilt plus one podium plus eco-deck plus 1<sup>st</sup> to 3<sup>rd</sup> floors
- xv. Building No. 18 - stilt plus one podium plus eco-deck plus 1<sup>st</sup> to 3<sup>rd</sup> floors
- xvi. Commercial Building 1 – ground floor
- xvii. Commercial Building 2 – ground floor
- xviii. Commercial Building 3 – ground floor
- xix. Club House – ground plus four floors

AND WHEREAS the Promoter in addition to the above have agreed to merge and amalgamate the Survey No.66/2 admeasuring 2330 sq. metres and Survey No. 102/4 admeasuring 3600 sq. metres and accordingly the procedure for obtaining environment clearance is also followed and the Promoter further also intend to amalgamate the adjacent land as may be available for amalgamation to the entire scheme of construction known as “Regency Anantam – NXT Phase I”

AND WHEREAS the Promoter has followed the procedure for obtaining Environment Clearance from State Level Environment Impact Assessment Authority, Environment Department, Mantralaya Mumbai and the same is in process.

AND WHEREAS the Promoter as per the sanctioned plans have commenced construction work of the buildings and obtained the certificate of registration under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority bearing No. \_\_\_\_\_ dated \_\_\_\_\_ the copy of certificate is annexed hereto as Annexure F-1 and the construction work of the said buildings are in progress,

AND WHEREAS during the course of such revision the Promoter may change, modify and/or alter the location of the Club House as shown on the sanctioned plan, however, the revise plan shall expressly have the provision of Club House to the extent as originally intended.

AND WHEREAS the Promoter have brought to the notice and knowledge of the Purchaser that during the course of construction they will obtain building commencement certificate of additional buildings from time to time and same shall form a part of the entire scheme of construction known as **Regency Anantam-NXT Phase I** and all the purchasers acquiring the flats in the buildings forming a part of the entire scheme of construction shall be entitled to use and utilise the recreational and club house facilities and the Purchasers of commercial shops and units will not be entitled to use, utilise the recreational and club house facilities.

AND WHEREAS the Promoter has clearly brought to the notice, knowledge of the Purchaser and have disclosed to the Purchaser that the entire scheme of construction comprising of several buildings has infrastructural and recreational facilities as shown on the sanction plan and such infrastructural and recreational facilities will be for the use, utilisation and enjoyment of all the purchasers acquiring residential flats only in the buildings forming a part of entire scheme of construction and the Purchaser herein shall not be liable and responsible to pay and contribute the proportionate charges, expenses, levies and outgoings thereto from time to time and the absolute ownership right and possession of the such club house structure and facilities shall always vest with the Promoter herein and the Promoter shall be well and sufficiently entitled to grant the membership of such infrastructural and recreational facilities and amenities to the purchasers of the other scheme of

construction being developed by the Promoter and / or its sister concern in the nearby adjacent and abutting vicinity and area and such infrastructural and recreational facilities and amenities will be transferred to the Apex body or Federation of all the societies to be formed in the said scheme of construction and at the time of execution of the final deed of conveyance in favour of the Apex body or Federation thereof and at all material times, the right, title, interest, interest and control of the Promoter on such infrastructural and recreational facilities shall remain unfretted and intact.

AND WHEREAS the Promoter has clearly brought to the notice and knowledge of the Purchaser herein the above facts of changes, modifications, further expansions, amalgamation of the adjacent lands in the scheme of construction and its present and future course of the scheme of development on the said property and / or the adjacent property in the manner herein recited and the Purchaser has clearly understood the same.

AND WHEREAS the Promoter supplied and forwarded the copies of the sanctioned plans and clearly and elaborately brought to the knowledge and notice of the Purchaser herein the present status of sanction of plans, the bifurcation of the buildings and construction thereof by the Promoter as well as the location of the land on which the club house and recreational facilities will be constructed by the Promoter and the grant of membership thereof to the purchaser herein and it is also further clearly disclosed to the Purchaser herein that the construction work of the club house and its recreational facilities will not be completed and functional and operational at the time of completion of the buildings in which the Purchaser herein has intended to acquire the flat / unit and that the same will be completed, functional and operational on completion of the buildings in the entire scheme of construction and then the same will be available to the Purchasers who are granted the membership by the Promoter and such club house and recreational facilities shall be handed over and assigned to the Federation of the Society and / or the Apex Body as the case may be.

AND WHEREAS the Promoter have further intended to get the said plans and specification revised, renewed and altered for consumption of remaining floor space index, transfer of development rights, staircase floor space index and all other permissible floor space index to be used and utilized on the said property as may be granted by the concerned town planning authority from time to time and further the Promoter have given the clear inspection of the plans and specifications to the Purchasers herein as regards the existing sanctioned buildings and the further proposed buildings to be constructed on the said property and the Promoter intended to avail additional floors on the said sanctioned buildings.

AND WHEREAS the Promoter have clearly brought to the notice and knowledge of the Purchaser herein that the said entire property comprises of 64060 sq. metres as per actual measurement and from and through such area there are roads, which passes to through the entire property and such roads will be used, utilized and availed by the Promoter for development of the adjacent lands situated and abutting to the said entire property and the Promoter shall have the sole and absolute right of ingress, egress, right to lay drainage lines, electric and water connections, pipelines, cables and other overhead and underground connections and to use the said roads either on foot or by vehicular traffic (loaded or unloaded) and to use the said roads for the purpose of transporting the building materials, machineries and other incidental equipment required for construction of the buildings and development of



the adjacent and abutting properties as well as the properties in the vicinity of the entire property.

AND WHEREAS the Promoter have brought to the clear notice and knowledge of the Purchaser that they will avail construction loan, overdraft facilities and credit limit from any banks, financial institution and/or borrow capital from market by creating charge and mortgage on the said property along with the construction thereon and further during the course of construction, the Promoter may seek and obtain additional financial assistance and cash credit facilities from any banks or financial institution and the Purchaser shall not raise any objection or obstruction to such creation of charge, mortgage and raising the finance by the Promoter. The Promoter agree and undertake such charge, mortgage shall be cleared by the Promoter as per the rules and regulations of the said bank and the Promoter shall obtain necessary consent and no objection for sale and transfer of the flat premises as intended to be acquired by the Purchaser under this present from such bank or financial institutions so as to effectuate the legal and perfect transfer of the said premises in favour of the Purchaser herein, and the Promoter further declare that they shall all material times clear the said charge, mortgage of the said bank and shall deduce clear and marketable title to the said premises and the said entire property.

AND WHEREAS the Promoter have also brought to the clear notice and knowledge of the Purchaser that during the course of construction, the Promoter may transfer and/or assign the development rights in respect of the said property or any part thereof or enter into joint venture understanding, partnership or other business arrangement with any persons, firm or company for development of the said property or any part thereof however, the Promoter shall safeguard and protect the right and interest of the flat purchaser herein in respect of the flat agreement to be acquired by him.

AND WHEREAS the Promoter are entitled to construct buildings on the project land in accordance with the recitals, disclosures, further expansions and future development as mentioned hereinabove which is clearly and elaborately brought to the notice and knowledge of the Purchaser herein.

AND WHEREAS relying upon the above recitals and disclosures and the scope of further and future development being understood by the Purchaser, the Purchaser is offered a flat bearing No. \_\_\_\_\_ on \_\_\_\_\_ floor, measuring \_\_\_\_\_ sq.mt. carpet in Building No. \_\_\_\_\_ wing \_\_\_\_\_ in the scheme of construction known as "**Regency Anantam-NXT Phase I**" (herein after referred to as the said "premises") being constructed on the said property described in the First Schedule hereunder written.

AND WHEREAS the Purchaser after going through the entire disclosures, the future course of expansion and development and also verifying the site of the building and the work of construction and its progress thereof, the site of infrastructural and recreational facilities and amenities and nature and scope thereof and after being satisfied about the same has agreed to enter into this agreement.

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

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

AND WHEREAS on demand from the Purchaser, the Promoter has given inspection to the Purchaser of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter 's Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the premises are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.

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

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

AND WHEREAS the authenticated copies of the plans and specifications of the premises agreed to be purchased by the Purchaser, as sanctioned and approved by the local authority have been annexed and marked as **Annexure D & E**.

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building and the said fact of such stage of progress of construction work, building wise, phase wise completion is also disclosed and brought to the notice and knowledge of the Purchaser herein.

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

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

AND WHEREAS the Purchaser approached and applied to the Promoter for allotment to the Purchaser a proposed Residential dwelling unit in the project being Flat No. \_\_\_\_\_ on \_\_\_\_\_ floor in building No. \_\_\_\_\_ in the scheme of construction known as "**Regency Anantam-NXT Phase I**" being constructed being constructed

on the said property described in the Schedule hereunder written being the said premises.

AND WHEREAS the Carpet Area of the said premises is \_\_\_\_\_ square meters equivalent to \_\_\_\_\_ square feet and "carpet area" means the net usable floor area of the said premises, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said premises for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the said premises for exclusive use of the Purchaser but includes the area covered by the internal partition walls of the premises.

AND WHEREAS the Promoter has disclosed the following to the Purchaser and the Purchaser strictly agrees and assures to adhere to the said requisitions viz.

- i. The Purchaser hereby undertakes to deduct and pay TDS u/s 194IA of The Income Tax Act, 1961 to the credit of the Promoter and submit the original TDS certificate within the prescribed timelines as per provisions of The Income Tax Act, 1961. The Purchaser shall be further liable to indemnify the Promoter if proper credit of TDS is not reflected in the PAN of the company.
- ii. The Purchaser declares that the monies paid and payable by the Purchaser under this agreement towards the said unit is not involved directly or indirectly to any proceeds of the scheduled offence/s and is/are not designated for the purpose of any contravention or evasion of the provisions of the Prevention of Money Laundering Act, 2002 and rules/directions/orders enacted pursuant to the same, from time to time [collectively "Anti-Money Laundering Regulations"]. The Purchaser authorizes the Promoter to give his/her/their personal information to any statutory authority as may be required from time to time. The Purchaser further affirms that the information/details provided herein is/are true and correct in all respects and nothing has been withheld including any material facts within his/her/their/its knowledge. The Purchaser further un-equivocally agrees that in case the Promoter becomes aware and/or in case Promoter is notified by the statutory authorities of any instance of violation of Anti-Money Laundering Regulations, then the Promoter shall at its sole discretion be entitled to cancel/terminate this Agreement for sale. Upon such termination the Purchaser shall not have any right, title or interest in the said unit neither have any claim/demand against Promoter. In event of such cancellation/termination, the monies paid by the Purchaser shall be refunded by the Promoter to the Purchaser subject to forfeiture clause and in accordance with terms of this agreement only after Purchaser's furnishing to Promoter no-objection/consent letter from the statutory authorities permitting such refund of the amounts to Purchaser.

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

AND WHEREAS, under Section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said premises with the Purchaser, being in fact these presents and also to register said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Purchaser hereby agrees to purchase the said premises.

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

1. The Promoter shall construct the said building/s presently as per the sanctioned plans and permissions on the said property described in the Schedule hereunder written in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Purchaser in respect of variations or modifications which may adversely affect the premises of the Purchaser except any alteration or addition required by any Government authorities or due to change in law.
- 1(a) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser, the premises being Flat No. \_\_\_\_\_ carpet area admeasuring \_\_\_\_\_ sq. metres on \_\_\_\_\_ floor of the type \_\_\_\_\_ in the building No. \_\_\_\_\_ of the scheme of construction known as "**Regency Anantam-NXT Phase I**" (hereinafter referred to as "the Premises") as shown in the Floor plan thereof hereto annexed and marked Annexure D for the consideration of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Only) which is Exclusive of Goods and Services Tax and further including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.
- 1(b) The Promoter hereby agrees to allot to the Purchasers, \_\_\_\_\_ (\_\_\_\_) \_\_\_\_\_ parking spaces being constructed in the layout.
- 1(c) The total aggregate consideration amount for the said Premises including parking spaces is thus Rs. \_\_\_\_\_ which is exclusive of Goods & Services Tax.
- 1(d) The Purchaser has agreed and assured to pay the total aggregate consideration of Rs \_\_\_\_\_ (Rupees \_\_\_\_\_ only) to the Promoter in the manner as set out in Annexure H.
- 1(e) The total consideration above includes Taxes (consisting of tax paid or payable by the Promoter by way of cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter except Goods and Services Tax) up to the date of handing over the possession of the said premises.
- 1(f) The Total Price is escalation-free, save and except escalations/ increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/ Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/ regulation published/ issued in that behalf to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.

- 1(g) The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Purchaser by discounting such early payments @ 1% per annum for the period by which the respective installment has been pre-pone. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to the Purchaser by the Promoter.
- 1(h) The Promoter shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3%. The total consideration payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Purchaser within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchaser. If there is any increase in the carpet area allotted to Purchaser, the Promoter shall demand additional amount from the Purchaser as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.
- 1(i) The Purchaser authorizes the Promoter to adjust/ appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Purchaser undertakes not to object/ demand/direct the Promoter to adjust his payments in any manner.
- 2.1. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the premises to the Purchaser, obtain from the concerned local authority occupancy and/or completion certificates in respect of the premises.
- 2.2. Time is essence for the Promoter as well as the Purchaser. The Promoter shall abide by the time schedule for completing the project and handing over the said premises to the Purchaser and the common areas to the association of the Purchasers after receiving the occupancy certificate or the completion certificate or both, as the case may be.

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

It is hereby agreed that the time for payment of each or the aforesaid installments of the consideration amount shall be the essence of the contract. All the above respective payment shall be made within seven days of the Promoter sending a notice, to the Purchaser/s calling upon him/ her/them to make payment of the same. By speed post, via SMS service or Email.

The Purchaser agrees to pay the Promoter interest calculated, at the rate of the highest marginal cost of lending as declared by State Bank of India as increased by two per cent, on all the amounts which become due and payable by the Purchaser/s to the Promoter under this agreement for the period from the due date of payment till the date of the actual payment thereof.

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is \_\_\_\_\_ square meters only and Promoter has planned to utilize Floor Space Index of \_\_\_\_\_ square meters by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of \_\_\_\_\_ square meters as proposed to be utilized by him on the project land in the said Project and Purchaser has agreed to purchase the said premises based on the proposed construction and sale of premises to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.
- 4.1. If the Promoter fails to abide by the time schedule for completing the project and handing over the said premises to the Purchaser, the Promoter agrees to pay to the Purchaser, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Purchaser, for every month of delay, till the handing over of the possession. The Purchaser agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Purchaser to the Promoter under the terms of this Agreement from the date the said amount is payable by the Purchaser(s) to the Promoter.
- 4.2. Without prejudice to the right of Promoter to charge interest in terms of sub clause 4.1 above, on the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser committing three defaults of payment of installments, the Promoter shall at his own option, may terminate this Agreement:

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

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Purchaser (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the installments of

sale consideration of the premises which may till then have been paid by the Purchaser to the Promoter.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall deduct **10%** of the total amount of consideration and shall refund the balance amount within a period of thirty days of the termination.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities to be provided by the Promoter in the said building and the premises as are set out in **Annexure 'E'**, annexed hereto.
6. The Promoter shall give possession of the said premises to the Purchaser on or before \_\_\_\_\_. If the Promoter fails or neglects to give possession of the said premises to the Purchaser herein on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Purchaser the amounts already received by him in respect of the premises with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of said premises on the aforesaid date, if the completion of building in which the Premises is to be situated is delayed on account of

- i) War, civil commotion or Act of God;
- ii) Any notice, order, rule, notification of the Government and/or other public or competent authority/court.

IF the Purchaser intends to cancel this agreement with having good and reasonable grounds, he / she shall give written application to the Promoter and on cancellation of the agreement he / she shall give six months period to the Promoter within which period the Promoter shall arrange to refund the moneys collected by them on account of the installments of the said premises without any interest. The Promoter shall forfeit 5 % of the total consideration received from the Purchaser as and by way of liquidated damages, while repaying the money paid by the Purchaser.

- 7.1. **Procedure for taking possession** - The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Purchaser as per the agreement shall offer in writing the possession of the said premises to the Purchaser in terms of this Agreement to be taken within 15 days from the date of issue of such notice and the Promoter shall give possession of the said premises to the Purchaser. The Promoter agrees and undertakes to indemnify the Purchaser in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Purchaser agree(s) to pay the maintenance charges as determined by the Promoter or association of Purchaser s, as the case may be. The Purchaser shall take possession of the said premises within 15 days of the written notice from the Promoter to the Purchaser intimating that the said Premises are ready for use and occupancy:
- 7.2. **Failure of Purchaser to take Possession of Said Premises from the Promoter:** Upon receiving a written intimation from the Promoter as per clause 7.1, the Purchaser shall take possession of the said premises 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 said premises to the Purchaser. In case the Purchaser fails to take possession within the time provided in clause 7.1 such Purchaser shall continue to be liable to pay maintenance charges as applicable.

- 7.3. If within a period of five years from the date of handing over the said premises to the Purchaser, the Purchaser brings to the notice of the Promoter any structural defect in the Premises or the building in which the Premises are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act which pertains to defect in workmanship on the part of the Promoters and there shall be no compensation in the defect liability period due to wear and tear as well as any alterations, modifications and changes made by the Purchasers in the said premises.
8. The Purchaser shall use the said premises or any part thereof or permit the same to be used only for purpose of which it is sanctioned and approved by the municipal authorities.
9. The Purchaser along with other Purchaser(s) of premises in the building shall join in forming and registering the Cooperative Housing Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Purchaser, so as to enable the Promoter to register the common organization of Purchaser. No objection shall be taken by the Purchaser if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority. The Promoter shall take into consideration the factual aspect as regards the administration, management of day to day affairs of the constructed and completed building and shall form a time frame policy for formation and registration of the cooperative housing society or association or limited and till such time shall call upon the purchasers who have acquired the flats to form an ad-hoc committee for carrying out the day to day administration and management of the said building in which the said premises is situated and shall render their sincere and utmost cooperation to such ad-hoc committee till the formation and registration of the society or association or limited company.
- 9.1. The Promoter within three months from the date of 51% of the Flats in the project are booked by the Allottees shall form a Society or Association or Limited Company.



- 9.2. The Promoter within three months of from the grant of full occupation certificate by the Kalyan Dombivali Municipal Corporation shall cause to be transferred the said right, title and interest of the Promoter in favour of Society or Association or Limited Company.
- 9.3. The Promoter after formation and registration of such ad-hoc committee, its administration and management and with the cooperation and support of the purchasers in the building/s shall form and register the cooperative housing society or association or limited company and within three months of such registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Owners in the said structure of the Building or wing in which the said premises is situated and further the Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Owners in the project land on which the building with multiple wings or buildings are constructed.

It is clearly brought to the notice and knowledge of the Purchaser herein that such formation of cooperative housing society or association or limited company and further its transfer of the building and the land underneath it shall always be executed by reserving the overall right, title, interest, possession, increases and incentives in future floor space index and proposed expansion in the scheme of construction as well tangible and intangible benefits, privileges, advantages accrued or to be accrued to the Promoter herein in the entire scheme of construction and such stipulations, covenants, rights and interest shall form an integral part of such transfer and assignment. It is further clearly brought to the notice and knowledge of the Purchaser herein that such transfer and assignment shall not prejudice or cause any hardship, obstruction and hindrance to the Promoter in exercising all the right, title, interest, powers and authorities vested in them in respect of the said entire property, the future course of construction, along with increases, incentives in use, utilization, consumption of the floor space index as may be permitted by the municipal and planning authorities in respect of the entire property and every part thereof as well as their absolute right to sell such additional flats and units to any intending purchaser, enter into agreement, receive and appropriate the sale proceeds thereof and to nominate such purchaser to the membership of the existing cooperative housing society or association or limited company as the case may be without any recourse and consideration to the Purchaser, the cooperative housing society or association of limited company as the case may be. It is clearly agreed and assured by the Purchaser that the Purchaser is aware of the said contents and fact thereof.

- 9.4. Within 15 days after notice in writing is given by the Promoter to the Purchaser that the premises is ready for use and occupancy, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the premises) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the

management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Purchaser shall pay to the Promoter such proportionate share of outgoings as may be determined. The Purchaser further agrees that till the Purchaser's share is so determined the Purchaser shall pay to the Promoter provisional monthly contribution of **Rs.\_\_\_\_\_ for 1BHK** per month / **Rs.\_\_\_\_\_ for 2BHK** per month towards the outgoings. The amounts so paid by the Purchaser to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

10. The Purchaser shall pay to the Promoter on demand-

- i. **Rs.600/-** towards entrance fees and share capital (In case of individual) or **Rs.1100/-** towards entrance fees and share capital (in case of company)
- ii. requisite amount and charges on account of goods and services tax, stamp duty and registration charges and any other taxes and levies as may be imposed by the concerned government and semi-government authorities.
- iii. **Rs.\_\_\_\_\_ (1BHK) / Rs.\_\_\_\_\_ (2BHK)** being the maintenance charges in advance for a period of twenty-four months.
- iv. **Rs.\_\_\_\_\_ (1BHK) / Rs.\_\_\_\_\_ (2BHK)** being the infrastructural charges for a period of sixty months.

The Purchaser shall be liable and responsible to pay the government, semi-government taxes, cesses and any other statutory taxes in respect of the all above provisional outgoings, maintenance and infrastructure charges as regards the above amounts payable to the Promoter.

10.1. The Common Areas & Amenities, as currently planned include, a proposed club house and certain recreational facilities for the benefit of all purchasers and occupiers of Premises in the project land as well as the entire scheme of construction known as **"Regency Anantam-NXT Phase I"**. Subject to the Purchasers complying with, observing and performing nil the terms, conditions and provisions of this Agreement, including making payment of the Aggregate Payments, and after completion of the entire scheme of construction known as **Regency Anantam-NXT Phase I** subject to Force Majeure (defined hereinafter), the Purchaser may access, use, and enjoy the same, in respect of which the Purchaser will be liable to comply with the terms and conditions, and make payment of the fees and charges as may be decided by the Promoter.

The Promoter has informed the Purchaser of the following facts, matters and circumstances that shall pertain to the club house and recreational facilities, which the Purchaser has fully accepted, agreed and confirmed that is :

- i. the club house and recreational facilities shall be constructed and shall have the equipment, infrastructural amenities and facilities as the Promoter deem fit, in its discretion;
- ii. the use, benefit and enjoyment of the club house and recreational facilities shall be inter-alia, for various purchasers and occupiers of Premises in the project land as well as the entire scheme of construction known as "**Regency Anantam-NXT Phase I**" (collectively, "Users");
- iii. The management and operations of the club house and recreational facilities shall, until handed over by the Promoter to the Organisation (defined hereinafter) formed and constituted by the Promoter in respect of the project land as well as the entire scheme of construction known as **Regency Anantam-NXT Phase I** shall be under the sale, exclusive and absolute control of the Promoter, and/or the PMC (if appointed by the Promoter), who shall be entitled to inter alia, frame, and implement, the aforesaid rules and regulations in respect thereof;
- iv. The entitlement to use the club house and recreational facilities is and shall be personal to the Purchaser, and is not transferable or assignable in any manner, provided that on the completion of any permitted sale and transfer of the Apartment by the Purchaser, to any persons ("Premises Transferee"), the Premises Transferees shall solely be entitled to use and enjoy the club house and recreational facilities in the place and stead of the Purchaser (who shall automatically and forthwith cease to be entitled to access, and enjoy the same). Under no circumstances, shall the Purchaser or any Premises Transferees be entitled to use, enjoy or access the club house and recreational facilities after he/she/they/it have sold and transferred the Apartment;
- v. There may be recreational, social and other related events, performances, activities, parties, gatherings, etc. held in the club house, and/or in the recreational facilities during the day or night, by the Promoter, and/or the PMC, and/or Users. The Purchaser, for himself/herself/themselves/itself and as a member of the applicable Entity & Organisation (defined hereinafter), shall not be entitled to raise any disputes, differences, or objections in and/or hinder, restrict, obstruct or interfere with the same;
- vi. If, prior to the operations, administration, management, charge and control of the Common Areas & Amenities is handed over to the Organisation (defined hereinafter), the actual charges and expenses required to be made for maintenance thereof, may exceed the amount so received collectively from all the aforesaid purchasers and occupants, then the Promoter, and/or the PMC, shall be entitled to call for and demand such additional amounts from all Users. and/or the Entity & Organisation (defined hereinafter);
- vii. In addition to the charges and expenses referred to in Article (vi) above there would be charges including one-time or per day or per use, charges, in respect of any of the amenities, or facilities, or services available, and/or provided in and from the common areas & amenities, as determined by the Promoter from time to time, and the persons who

avails of such amenities, or facilities, or services shall be entitled to use the same only upon payment thereof.

11. The Purchaser shall pay the requisite costs for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society or Limited Company or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.
12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Purchaser shall pay to the Promoter, the Purchasers' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Purchaser shall pay to the Promoter, the Purchasers' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

### 13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

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

- i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the Project except those mentioned in these presents and those disclosed herein above;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;
- vi. The Promoter 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 Purchaser 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 project land, including the Project and the said premises which will, in any manner, affect the rights of Purchaser under this Agreement;
  - viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said premises to the Purchaser in the manner contemplated in this Agreement;
  - ix. At the time of execution of the conveyance deed of the structure to the Association of Purchasers the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Purchasers;
  - x. The Promoter has duly paid and shall 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 till the possession of the premises is handed over or building completion or occupation certificate is obtained, whichever is earlier;
  - xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.
14. The Purchaser/s or himself/themselves with intention to bring all persons into whosoever hands the said premises may come, hereby covenants with the Promoter as follows :-
- i. To maintain the said premises the Purchaser's own cost in good and tenable repair and condition from the date that of possession of the said premises is taken and shall not do or suffer to be done anything in or to the building in which the said premises is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the said premises is situated and the said premises itself or any part thereof and further shall not join and/or amalgamate the said flat with any adjacent flat or premises without the consent of the local authorities, if required.
  - ii. Not to store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said premises is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the said premises is situated, including entrances of the building in which the said premises is situated and in case any damage is caused to the building in which the said premises is situated or the said premises on account of negligence or

default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.

- iii. To carry out at his own cost all internal repairs to the said premises and maintain the said premises in the same condition, state and order in which it was delivered by the Promoter to the Purchaser and shall not do or suffer to be done anything in or to the building in which the said premises is situated or the said premises which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. Not to demolish or cause to be demolished the said premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the said premises is situated and shall keep the portion, sewers, drains and pipes in the said premises and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the said premises is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the said premises without the prior written permission of the Promoter and/or the Society or the Limited Company.
- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the said premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in the compound or any portion of the project land and the building in which the said premises is situated.
- vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the said premises is situated.
- viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said premises by the Purchaser for any purposes other than for purpose for which it is sold.
- ix. The Purchaser shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the said premises until all the dues payable by the Purchaser to the Promoter under this Agreement are fully paid up and necessary intimation is provided to the Promoter and no objection therefor is sought by the Purchaser from the Promoter for such transfer and assignment.

- x. The Purchaser shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the said premises 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/Limited Company/Apex Body/Federation regarding the occupancy and use of the said premises in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
  - xi. Till a conveyance of the structure of the building in which said premises is situated is executed in favour of Society/Limited Company, the Purchaser shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
  - xii. Till a conveyance of the project land on which the building in which said premises is situated is executed in favour of Apex Body or Federation, the Purchaser shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.
15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or Association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
16. The Promoter shall be entitled to sell the premises in the said building for the purpose of using the same as bank, dispensaries, nursing homes, maternity homes, coaching classes and for other non-residential purpose and the Purchaser herein along with the other Purchasers shall not raise any objection for such non-residential use of the premises sold by the Promoter to the intending Purchasers.
17. The Purchaser has seen the layout of the proposed building and has agreed and understood the common amenities like common roads, drainage, sewers, water pipe lines, street lights, sewerage treatment plant, organic waste converter, etc., shall be the common property and shall be available for common use by all the buyers of the premises in the said buildings and accordingly the Purchasers of the premises in the said buildings and the different common organisation will have unrestricted right of way in common spaces, roads and laying of pipelines, telephone and electric cables, sewerage and drainage line etc.,
18. The Purchaser shall be responsible for additional municipal taxes that may be levied by reason of the user of any permitted tenancy or leave and license agreement in respect of the premises allotted to the purchaser.



19. It is hereby agreed that the Promoter shall be at liberty to amalgamate and / or combine one or more plots of land adjacent to the said land and get the plan of the proposed building/s to be constructed on the land so amalgamated / combined sanctioned from the planning authority and in such event form and get registered cooperative housing society of all the flats purchasers in the said buildings and the Purchaser herein shall not, in any manner object the said right of the Promoter. It is further agreed that in such event (purchasers of the adjacent land for the purpose of development) the Promoter shall be at liberty and / or entitled to grant a right of way from or through the said land for approaching (or of the better approach) to the adjacent lands those would be acquired with a view to developing them and the Purchaser herein shall not object the said right of the Promoter in any manner.
20. The Purchaser/s hereby declare and confirm that he / she have entered into this agreement, after reading and having understood the contents of all the aforesaid exemption order, building permissions, deeds, documents, writings and papers and all disclosures made by the Promoter to the Purchaser/s and with full knowledge and information thereof and subject to the terms, conditions and stipulations imposed or which may hereafter be imposed by the concerned town planning authority and all other concerned government bodies and authorities and also subject to the Promoter' right to make the necessary amendments, variations, modifications and / or changes therein and their right to avail, use, utilise, consume and exploit the entire balance and additional floor space index available on the said property as well as the transferable development rights as may be permissible by law and other benefits in F.S.I. on the said land in accordance with the provisions of Unified Development Control and Promotion Regulation.
21. The Promoter have brought to the clear notice and knowledge of the Purchaser that they will avail construction loan, overdraft facilities and credit limit from any banks, financial institution and/or borrow capital from market by creating charge and mortgage on the said property along with the construction thereon and further during the course of construction, the Promoter may seek and obtain additional financial assistance and cash credit facilities from any banks or financial institution and the Purchaser shall not raise any objection or obstruction to such creation of charge, mortgage and raising the finance by the Promoter. The Promoter agree and undertake such charge, mortgage shall be cleared by the Promoter as per the rules and regulations of the said bank and the Promoter shall obtain necessary consent and no objection for sale and transfer of the flat premises as intended to be acquired by the Purchaser under this present from such bank or financial institutions so as to effectuate the legal and perfect transfer of the said premises in favour of the Purchaser herein, and the Promoter further declare that they shall all material times clear the said charge, mortgage of the said bank and shall deduce clear and marketable title to the said premises and the said entire property.

The Promoter have also brought to the clear notice and knowledge of the Purchaser that during the course of construction, the Promoter may transfer and/or assign the development rights in respect of the said property or any part thereof or enter into joint venture understanding, partnership or other business arrangement with any persons, firm or company for development of the said property or any part thereof however, the Promoter shall safeguard



and project the right and interest of the flat purchaser herein in respect of the flat agreement to be acquired by him.

22. It is agreed that the Promoter shall be entitled to put a hoarding and / or cable network station mobile phone set up or station on the said property or on the building to be constructed on the said property and the said hoardings may be illuminated or comprising of neon sign or such other type or mode as may be designed by the Promoter and for the purpose Promoter is fully authorised to allow temporary or permanent construction or erection in installation either on the exterior or the said building or on the property as the case may be and the Purchaser agrees not to object or dispute the same. Necessary covenants, reservations in respect thereto shall be incorporated in the proposed conveyance.
23. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Premises or of the said Plot and Building or any part thereof. The Purchaser shall have no claim save and except in respect of the said premises hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.
24. Notwithstanding any other provisions of this agreement the Promoter has disclosed and brought to the knowledge of the Purchaser that it shall be at the sole and absolute discretion of the Promoter :
  - a) to form a separate/combined co-operative housing society or limited company or condominium of apartment or any other body or bodies of Purchasers to be formed and constituted.
  - b) to decide and determine how and in what manner the infrastructure including the common areas and amenity space, recreation garden, all other open spaces, layout or internal roads if any may be transferred and/or conveyed/ assigned/ leased.
  - c) to provide for and incorporate covenant and restriction and obligations with regard to the provision of maintaining the infrastructure and common amenities including garden and roads as well as garden attached to the ground floor flats, if any.
  - d) to decide from time to time to what extent the building/s along with land appurtenant to its transferred to the respective body formed.
  - e) to decide from time to time when and what sort of document of transfer should be executed.
  - f) to grant of right of access/way from and through the said property to the adjacent buildings and plots as well as the easement rights of the said property.
  - g) to form a federation of all the cooperative housing societies to be formed in the said scheme of construction and to convey the said land and the building to a apex body.
  - h) to execute the conveyance of the said property in parts, taking into consideration the divisions of property due to road and such conveyance

and transfer of land will not be equivalent to the floor space index consumed in the construction of the building situated on the said land conveyed in favour of the society/ies.

25. The Promoter have shown the layout of the entire property to the Purchaser and it is agreed and understood by and between the parties that taking into consideration the sanctioned layout the Purchaser covenant with the Promoter as under :-
- i) that as per the sanctioned plans and permissions, the open spaces are to be strictly kept unencumbered and unobstructed.
  - ii) fencing, partition, retaining walls will not be constructed between the buildings.
  - iii) Cable/drainage/telephone lines etc., should be allowed in open space of the building undertaken for development.
  - iv) location of electric transformer/ sub-station shall be earmarked/defined by the Architect of the Developers
  - v) common amenities and the estimate thereof as well as proportionate share thereto shall be ascertained by the Architect of the Developer.
  - vi) the execution of the external compound wall will be as per the design and specification of the architect of Promoter and the elevation of the buildings shall not be changed or altered.
  - vii) each building shall be maintained in good and proper condition along with the unobstructed right of access.
  - viii) the Promoter shall have the option to form a separate co-operative housing society of the buildings undertaken for development and such society will become the member of the Federal society of the said entire layout and the conveyance of the entire layout will be executed in favour of such Federal society and no separate conveyance will be executed in favour of any society.
  - ix) it is clearly brought to the notice of the Purchaser herein and the Purchaser herein is clearly made aware that the Promoter have acquired the development rights of the land as described in the Schedule hereunder written however due to the certain reservations and / or set backs the area to be handed over and conveyed to the cooperative housing society and / or the corporate body will not be equivalent to the area of construction availed in the said buildings constructed on the said available land and the Purchaser herein will not raise any objection, hindrance or obstruction such execution of the conveyance and such execution of conveyance shall be executed taking into consideration the entire buildings constructed in the said property along with the right and interest in the common open spaces, playground etc.,
  - x) the Promoter has also brought to the knowledge of the Purchaser that the property on which the building is constructed forms an integral part of the entire scheme of construction of the entire property described in the first schedule and accordingly the Promoter and the Purchaser herein shall have the rights and interest and benefits of the common open spaces, internal road and access as well as infrastructural facilities of the entire scheme of construction described in the first schedule along with the other purchasers of the building in the said scheme of construction and accordingly the Purchaser shall cooperate and extend their sincere

participation as well as the contribution of funds for maintenance and other outgoings of the said infrastructural facilities on the said scheme of construction as per the directions and discretion of the Promoter herein.

xi) the Promoter has also brought to the knowledge of the Purchaser that as per the revised sanction the area admeasuring 5680 sq. metres stood deducted for 20 metres DP Road, 900 sq. metres for reservation HP-1 and 1770 sq. metres for Reservation C-16 and thus after deducting an area admeasuring 8350 sq. metres the balance land admeasures 55440 sq. metres on which the Promoter is entitled to commence, carry out the construction work of the buildings on the land admeasuring **55440 sq. metres** to be known as "**Regency Anantam-NXT Phase I**" being the entire scheme of construction

(xiv) the said entire property comprises of 63790 sq. metres as per actual measurement and from and through such area there are roads, which passes to through the entire property and such roads will be used, utilized and availed by the Promoter for development of the adjacent lands situated and abutting to the said entire property and the Promoter shall have the sole and absolute right of ingress, egress, right to lay drainage lines, electric and water connections, pipelines, cables and other overhead and underground connections and to use the said roads either on foot or by vehicular traffic ( loaded or unloaded ) and to use the said roads for the purpose of transporting the building materials, machineries and other incidental equipment required for construction of the buildings and development of the adjacent and abutting properties as well as the properties in the vicinity of the entire property

and the Purchaser has clearly understood the same and shall not raise any objection, claim hindrance and obstruction to the rights, options and discretion as reserved by the Promoter herein.

26. The Promoter has brought to the notice and knowledge of the Purchaser and have made the Purchaser aware of the changes, modifications and alterations to be effectuated in the layout as well as the sanction plans and permissions and to obtain the revise sanction and building commencement certificate by amalgamating the adjacent properties from time to time as the Promoter may deem fit and proper.
27. It is agreed and understood by the Purchaser/s that the project shall be deemed to be completed only upon the development of the said Property by utilization of the fullest present or future or proposed FSI and TDR thereof and upon completion of the entire scheme of development of the said buildings in all the phases on the entire said Project and on completion of the infrastructure and common areas and facilities and the sale of buildings and until all residences, flats, premises, garages and other tenements and units in all the buildings to be constructed as part of the project are sold and until all amounts is received. The Promoter shall not be liable and/or shall not be required to cause execution of conveyance/ transfer/ lease deed in respect of the said Land /Property or any part thereof until utilization of the entire FSI /TDR in respect of the Land / Property and all other rights and benefits available now or in future in respect of the said Land / Property including

incentive FSI schemes, amalgamated plots, and until all residences, flats, premises, garages and other tenements and units in all the buildings to be constructed as part of the project are sold and until all amounts are received.

28. The Promoter has clearly brought to the notice and knowledge of the Purchaser that there will be changes, modifications, further expansions, amalgamation of the adjacent lands in the scheme of construction and its present and future course of the scheme of development on the said property and / or the adjacent property in the manner herein recited and the Purchaser has clearly understood the same and in confirmation thereof has agreed acquired the said premises in the scheme of construction.
29. The Promoter supplied and forwarded the copies of the sanctioned plans and clearly and elaborately brought to the knowledge and notice of the Purchaser herein the present status of sanction of plans, the bifurcation of the buildings and construction thereof by the Promoter as well as the location of the land on which the club house and recreational facilities will be constructed by the Promoter and the grant of usage thereof to the purchaser herein and it is also further clearly disclosed to the Purchaser herein that the construction work of the club house and its recreational facilities will not be completed and functional and operational at the time of completion of the buildings in which the Purchaser herein has intended to acquire the flat / unit and that the same will be completed, functional and operational on completion of the buildings in the entire scheme of construction and then the same will be available to the Purchasers and such club house and recreational facilities shall be handed over and assigned to the Federation of the Society and / or the Apex Body as the case may be and the Purchaser is well aware of the same and shall not raise objection thereto.

The Promoter has also clearly brought to the notice, knowledge of the Purchaser and have disclosed to the Purchaser that the entire scheme of construction comprising of several buildings has infrastructural and recreational facilities as shown on the sanction plan and such infrastructural and recreational facilities will be for the use, utilisation and enjoyment of all the purchasers acquiring flats and units in the buildings forming a part of entire scheme of construction and the Purchaser along with the other purchasers shall be liable and responsible to pay and contribute the proportionate charges, expenses, levies and outgoings thereto from time to time to upkeep, manage, maintain, regulate and administer the day to day affairs of the said infrastructural and recreational facilities to Promoter and / or their agency/nominee or transferee as and when demanded and the absolute ownership right and possession of the such club house structure and facilities shall always vest with the Promoter herein and the Promoter shall be well and sufficiently entitled to grant the usage of such infrastructural and recreational facilities and amenities to the purchasers of the other scheme of construction being developed by the Promoter and / or its sister concern in the nearby adjacent and abutting vicinity and area and such infrastructural and recreational facilities and amenities will be transferred to the Apex body or Federation of all the societies to be formed in the said scheme of construction and at the time of execution of the final deed of conveyance in favour of the Apex body or Federation thereof and at all material times, the right, title, interest, interest and control of the Promoter on such infrastructural and recreational facilities shall remain unfretted and intact.

30. **BINDING EFFECT**

Forwarding this Agreement to the Purchaser by the Promoter does not create a binding obligation on the part of the Promoter or the Purchaser until, firstly, the Purchaser signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Purchaser and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoter. If the Purchaser (s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Purchaser and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Purchaser for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchaser, application of the Purchaser shall be treated as cancelled and all sums deposited by the Purchaser in connection therewith including the booking amount shall be returned to the Purchaser without any interest or compensation whatsoever.

31. **ENTIRE AGREEMENT**

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

32. **RIGHT TO AMEND**

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

33. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER / SUBSEQUENT PURCHASERS**

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Purchasers of the said premises, in case of a transfer, as the said obligations go along with the said premises for all intents and purposes.

34. **SEVERABILITY**

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

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

Wherever in this Agreement it is stipulated that the Purchaser has to make any payment, in common with other Purchaser(s) in Project, the same shall be in proportion to the carpet area of the said premises to the total carpet area of all the said premises in the Project.

36. FURTHER ASSURANCES

The Parties herein 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.

37. 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 Purchaser, in after the Agreement is duly executed by the Purchaser and the Promoter or simultaneously with the execution the said Agreement shall be registered at the appropriate office of the Sub-Registrar.

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

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

**i. Name of the Purchaser** \_\_\_\_\_

\_\_\_\_\_

**ii. PAN** \_\_\_\_\_

**iii. Address** \_\_\_\_\_

\_\_\_\_\_

**iv. Notified E-Mail ID** \_\_\_\_\_

**v. Mobile No.** \_\_\_\_\_

It shall be the duty of the Purchaser and the Promoter to inform each other their address, email ID or any change in address or email ID 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 Purchaser, as the case may be.

40. JOINT PURCHASERS

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

41. Stamp Duty and Registration and statutory taxes and levies:- The charges towards stamp duty and Registration of this Agreement as well as statutory government, Semi-Government taxes and levies, goods and service tax, value added tax and all other direct and indirect taxes shall be borne by the Purchaser alone. The Purchaser shall be entitled to the benefits offered to him under the provisions of Maharashtra Stamp Act in case of any transfer of the said premises by him to any intending purchaser subject to the provisions of the said Act.
42. Dispute Resolution :- Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Competent Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.
43. GOVERNING LAW  
That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.
44. The name of the Project shall be “**Regency Anantam-NXT Phase I**” and this name shall not be changed without the written consent of the Promoter. The name of association shall also be decided by the Promoter at their discretion.
45. It is hereby made clear that furniture lay out, colour scheme elevation treatment, trees garden lawns etc. shown on the pamphlet, literature and marketing collaterals are shown only to give overall idea to the Purchaser and the same are not agreed to be provided by the Promoter unless specifically mentioned and agreed in this agreement. The Promoter reserves the right to make changes in Elevations, Designs, and Colours of all the materials to be used at his sole discretion. In all these matters the decision of the Promoter are final and it is binding on the Purchaser/s.
46. This agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under and any other provisions of Law Applicable thereto.

**THE FIRST SCHEDULE ABOVE REFERRED TO:  
Description of the Said Property**

All that portion of land 55440 sq. metres forming the part of all those pieces and parcels of land lying, being and situate at village Davdi, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

Survey No.	Hissa No.	Area (sq. mtrs)
64	-	1440
65	3	4050
65	4	3030
65	5	1120
66	1	400
67	4/B	4020
102	5/A	7950
102	5/B	7950
102	7	21400
102	9	7400
102	10	5300
	<b>Total →</b>	<b>64060</b>

and collectively bounded as follows :

On or towards East :  
On or towards West :  
On or towards North :  
On or towards South :

### **Description of Project**

- i. Building No. 1 - stilt plus two podium plus eco-deck plus 1<sup>st</sup> to 28<sup>th</sup> floors
- ii. Building No. 2 - stilt plus two podium plus eco-deck plus 1<sup>st</sup> to 28<sup>th</sup> floors
- iii. Building No. 3 - stilt plus two podium plus eco-deck plus 1<sup>st</sup> to 23<sup>rd</sup> floors
- iv. Building No. 4 - stilt plus two podium plus eco-deck plus 1<sup>st</sup> to 25<sup>th</sup> floors
- v. Building No. 5 - stilt plus eco-deck plus 1<sup>st</sup> to 5<sup>th</sup> floors
- vi. Building No. 6 - stilt plus eco-deck plus 1<sup>st</sup> to 5<sup>th</sup> floors
- vii. Building No. 7 - stilt plus two podium plus eco-deck plus 1<sup>st</sup> to 24<sup>th</sup> floors
- viii. Building No. 8 - stilt plus two podium plus eco-deck plus 1<sup>st</sup> to 24<sup>th</sup> floors
- ix. Building No. 10 - stilt plus one podium plus eco-deck plus 1<sup>st</sup> to 5<sup>th</sup> floors
- x. Building No. 11 - stilt plus one podium plus eco-deck plus 1<sup>st</sup> to 5<sup>th</sup> floors
- xi. Building No. 13 - stilt plus one podium plus eco-deck plus 1<sup>st</sup> to 5<sup>th</sup> floors
- xii. Building No. 14 - stilt plus one podium plus eco-deck plus 1<sup>st</sup> to 5<sup>th</sup> floors
- xiii. Building No. 16 - stilt plus one podium plus eco-deck plus 1<sup>st</sup> to 5<sup>th</sup> floors
- xiv. Building No. 17 - stilt plus one podium plus eco-deck plus 1<sup>st</sup> to 3<sup>rd</sup> floors
- xv. Building No. 18 - stilt plus one podium plus eco-deck plus 1<sup>st</sup> to 3<sup>rd</sup> floors
- xvi. Commercial Building 1 – ground floor
- xvii. Commercial Building 2 – ground floor
- xviii. Commercial Building 3 – ground floor
- xix. Club House – ground plus four floors

### **SECOND SCHEDULE ABOVE REFERRED TO**

Description of the nature, extent of common areas and facilities.

**Club House and Recreational Facilities**

**Garden**

**Podium Garden**

**Sewerage Treatment Plant**

**Organic Waste Converter**

IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seals to this writing on the day and the year first hereinabove mentioned.

SIGNED & DELIVERED

by the within named

**Promoter**

**M/s. Regency Nirman Limited**

through its Director

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SIGNED & DELIVERED  
by the within named Purchaser/s

WITNESS:

1. Name:

2. Name:

RECEIPT

Received a sum of Rs.  (Rupees  only)  
from time to time prior to execution of this agreement in the following manner

Date	Cheque No.	Amount	Bank

from the purchaser herein as and by way of advance / part consideration subject to realisation.

I/We say received

Regency Nirman Limited

ANNEXURE – A	Copy of Title Report
ANNEXURE –B	Copy of Property Card or extract Village Forms VI or VII and XII
ANNEXURE –C1	Copies of plans & Layout as approved by concerned Local Authority
ANNEXURE – C2	Copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project)
ANNEXURE –D	Floor Plan
ANNEXURE – E	Specification and amenities for the Premises,
ANNEXURE –F	Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority.
ANNEXURE – G	Copy of Commencement Certificate
ANNEXURE – H	Payment Schedule

Housiey.com

Annexure \_\_\_\_

Payment Schedule

- i) 10% to be paid as advance payment or application fee at the time of execution of this agreement.
- ii) Amount of Rs...../- (.....) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement
- iii) Amount of Rs...../- (.....) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Apartment is located.
- iv) Amount of Rs...../- (.....) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located.
- v) Amount of Rs...../- (.....) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.
- vi) Amount of Rs...../- (.....) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.
- vii) Amount of Rs...../- (.....) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located..
- viii) Amount of Rs...../- (.....) (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.
- ix) Balance Amount of Rs...../- (.....) against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.

The Cheque / DD / Pay order to be drawn in favour to

**M/s** \_\_\_\_\_

**A/C No:** \_\_\_\_\_

**IFSC CODE :** \_\_\_\_\_

**Bank** \_\_\_\_\_

