

**DRAFT AGREEMENT FOR SALE**

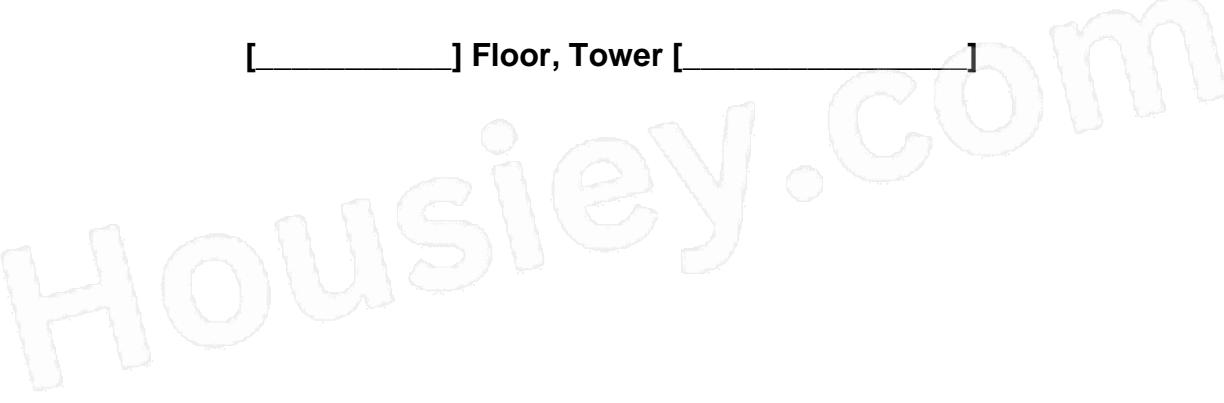
**Between**

**JAGDALE INFRASTRUCTURE PRIVATE LIMITED**  
**L&T PAREL PROJECT PRIVATE LIMITED**

**&**

[\_\_\_\_\_]  
**(The Allottee)**

**Apartment No. [\_\_\_\_\_]**

[\_\_\_\_\_] Floor, Tower [\_\_\_\_\_] 

*While the Developers shall endeavour to enter into agreements with allottees in the form substantially similar to this Draft Agreement For Sale Of Apartment, the Developers reserves its right to make suitable modifications/amendments to this Draft Agreement For Sale Of Apartment as the circumstances may require.*

## **AGREEMENT FOR SALE**

**THIS AGREEMENT FOR SALE ("Agreement")** is made and entered into at \_\_\_\_\_  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2024;

## BETWEEN

**Jagdale Infrastructure Private Limited** having CIN No. U45200MH2007PTC17417I, a company incorporated under the Companies Act, 1956, through its authorised signatory Mr. Rahul H Jagdale and Mr. Rohit H Jagdale, duly authorized in this regard vide Board Resolution dated 18th Jan 2017 having its registered office at Jagdale Group, next to Dosti Vihar, off, Pokhran Road No.1, Thane (W) – 400 606 (hereinafter referred to as "**Jagdale**" which expression shall unless repugnant to the context be deemed to mean and include its successors in title and permitted assigns) of the **One Part**;

And

**L&T PAREL PROJECT PRIVATE LIMITED -(Formerly known as L&T Parel Project LLP )**, a company registered under the provisions of the Company's Act, 1956 having CIN No. U45309MH2022PTC375447 and having its registered office at L&T House, Ballard Estate, Mumbai - 400001 , through its Authorized Signatory Mr. Bharat Rastogi, duly authorized in this regard vide Resolution dated 23<sup>rd</sup> April, 2024 (hereinafter referred to as "**L&T**" which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors in title and assigns) of the **Second Part**

AND

**MR/MRS/MS.** \_\_\_\_\_  
(PAN \_\_\_\_\_, aged \_\_\_\_ years, an adult Indian Inhabitant, residing at  
\_\_\_\_\_  
\_\_\_\_\_; and

**MR/MRS/MS.** \_\_\_\_\_  
(PAN \_\_\_\_\_, aged \_\_\_\_ years, an adult Indian Inhabitant, residing at \_\_\_\_\_)

OR

MESSERS \_\_\_\_\_ (PAN \_\_\_\_\_), a partnership firm, registered under the Indian Partnership Act, 1932// a limited liability partnership registered under the Limited Liability Partnership Act, 20008 having its registered office at

\_\_\_\_\_, through its authorized representative Mr./Ms.  
\_\_\_\_\_  
\_\_\_\_\_;

OR

\_\_\_\_\_ (PAN \_\_\_\_\_)  
\_\_\_\_\_) a Company registered under the Companies Act, 2013/Companies Act, 1956, having its registered office at

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_,  
through its authorized representative Mr./Ms.  
\_\_\_\_\_

hereinafter referred to as the "**Allottee/s**", (which expression shall unless it be repugnant to the context of meaning thereof, be deemed to mean and include in case of individual or individuals his/her/their respective heirs, executors, administrators and permitted assigns; in case of a company or companies, their respective successors and assigns; in case of a partnership firms or limited liability partnerships, the partners for the time being thereof, the survivor or survivors of them and the heirs, executors, administrators and permitted assigns of the last survivor; in case of a Hindu undivided families (HUF), the Karta and all coparceners, members of each of the HUFs from time to time, their respective heirs, legal representatives, executors, administrators and permitted assigns; in case of public charitable trusts, all trustees constituting the trusts for the time being and their permitted assigns; in case of private trusts/settlements, all trustees constituting the trust, beneficiaries and the heirs, executors and administrators of the surviving trustee or beneficiary and permitted assigns) of the **THIRD PART**.

Jagdale and L&T are hereinafter collectively referred to as "**the Developers**".

The Developers and the Allottee/s are hereinafter collectively referred to as "**Parties**" and individually as "**Party**".

**WHEREAS:**

- a) The Chief Executive Officer, Slum rehabilitation Authority vide a Notification bearing No. SRA/DYE-2/Chirag Nagar/2016-17 dated 27<sup>th</sup> October 2016, under section 3C(1) of the Maharashtra Slum Area (Improvement, Clearance and Redevelopment) Act, 1971 declared the land bearing Survey No. 502/A (pt.), 67, 83/4, 84/1 to 7 (pt.) admeasuring in aggregate 41527 Square Meters situate and lying at Chirag Nagar, Village Panchpakhadi, Thane West, Mumbai – 400 606 hereinafter referred to as "**First Slum Land**". A copy of the aforesaid Notification is annexed as "**Annexure A**" hereto.
- b) The First Slum Land was encroached by several slum dwellers/ occupants and the slum dwellers/occupants therein property proposed to form slum societies namely 1) Sai Ganesh Sra Co-Operative Housing Society Limited, (2) Swapnapurti Sra Co-Operative Housing Society Limited, (3) Gulmohar Sra Co-Operative Housing Society Limited, (4) Vighnaharta Sra Co-Operative Housing Society Limited, (5) Mahalaxmi Sra Co-Operative Housing Society Limited, (6) Jay Durgamata Sra Co-Operative Housing Society Limited, (7) Janjagruti Sra Co-Operative Housing Society Limited (8) Eklavya Sra Co-Operative Housing Society Limited, (9) EKROOP Sra Co-Operative Housing Society Limited (10) Siddhivinayak Sra Co-Operative Housing Society Limited (11) Jay Malhar Sra Co-Operative Housing Society Limited, (12) Aai Tuljabhavani Sra Co-Operative Housing Society Limited, (13) Sai Shraddha Sra Co-Operative Housing Society Limited, (14) Ballaleshwar Sra Co-Operative Housing Society Limited, (15) Om Sai Malhar Sra Co-Operative Housing Society Limited, (16) Laxmi Chirag Sra Co-Operative Housing Society Limited, (17) Jay Hanuman Sra Co-Operative Housing Society Limited, and (18) Chirag Smruti Sra Co-Operative Housing Society Limited, hereinafter collectively referred to as "**the said Societies**".
- c) By and under 18 (eighteen) diverse Development Agreement executed by each of the said Societies of the one part and Jagdale Infrastructure Private Limited of the other part, the said Societies from time to time granted development rights in respect of their respective plots forming part of the First Slum Land in favour of Jagdale Infrastructure Private Limited for the consideration and terms and conditions mentioned therein. Simultaneously, the said Societies respectively granted various powers to Jagdale Infrastructure Private Limited to develop the First Slum Land.
- d) By and under a Deed of Conveyance dated 22<sup>nd</sup> May, 2024 registered with the Joint Sub – registrar of Assurance of Thane under Serial No. TTN-8-12366 of 2024 executed by and between M/s. Raymond Limited therein referred to as 'the Vendor'

of the One Part and Jagdale Infrastructure Private Limited therein referred to as 'Developer/Purchaser', the Vendor therein sold, transferred and conveyed all its right, title and interest in the land bearing Survey No. 83/1(Part), 83/3(Part), 118(part), 119(Part), 121(Part) and 122(Part) admeasuring 6598.80 Square in favour of the Developer/Purchaser therein, for the terms and conditions mentioned therein (**"the Second Slum Land"**).

- e) By and under a Deed of Right of Way dated 22<sup>nd</sup> May, 2024 registered with the Joint Sub – registrar of Assurance of Thane under Serial No. TTN-8-12367 of 2024 executed by and between Jagdale Infrastructure Private Limited therein referred to as 'Developer /Grantor' of the One Part and M/s. Raymond Limited therein referred to 'Raymond/Guarantee' of the Other Part, the Developer therein granted a permanent right of way to Raymond from a portion of the First Slum Land admeasuring 632.50 sq. mtrs out of land bearing Survey No. 502/A and 121 (pt.) for the consideration and on the terms and conditions mentioned therein and as shown and hatched in \_\_\_\_\_ colour on the plan annexed hereto and marked as "**Annexure \_\_\_\_\_**" (**"the said Right of Way"**). As per the terms of the aforesaid Deed of Right of Way, after the completion of the development of the Larger Land (defined hereinafter), the Developer shall execute a Lease Deed in favour of the Raymond and the said Right of Way shall be shared between the Raymond and the purchasers of the free sale premises on the Larger Land.
- f) The First Slum Land and the Second Slum Land are hereinafter collectively referred to as "**the Larger Land**" and more particularly described in the **First Schedule (A)** hereunder and shown in \_\_\_\_\_ colour boundary line on the plan annexed hereto and marked as "**Annexure \_\_\_\_\_**".
- g) Accordingly, the Slum Rehabilitation Authority issued a letter of intent in favour of Jagdale Infrastructure Private Limited for implementation of the scheme on the Larger Land dated \_\_\_\_\_ bearing reference No. \_\_\_\_\_ granting its in-principle approval therein for the development of the Larger Land (**"LOI"**). A copy of the LOI is annexed and marked hereto as "**Annexure \_\_\_\_\_**".
- h) Accordingly, Jagdale Infrastructure Private Limited became sufficiently entitled to develop the Larger Land.
- i) In terms of the LOI, Jagdale Infrastructure Private Limited shall construct buildings and rehabilitate the members of the said Societies on a portion of the Larger Land i.e., on an area admeasuring approximately \_\_\_\_\_ sqm only (**"the said Rehab Land"**), and on the balance portion of the Larger Land, Jagdale Infrastructure Private Limited shall be entitled to construct free sale buildings and shall be entitled

to allot and sell the premises therein to any party or person at its sole and absolute discretion. The said Rehab Land is more described in the **First Schedule (B)** hereunder written and particularly shown in \_\_\_\_ colour boundary line on the plan annexed hereto and marked as **“Annexure”**.

j) Accordingly, Jagdale Infrastructure Private Limited is well and sufficiently entitled to construct free sale buildings along with the amenities and facilities therein on the balance portion of the Larger Land, i.e., on an area admeasuring approximately \_\_\_\_ sqm \_\_\_\_ by utilization of the free sale component in a phase wise manner (**“the said Free Sale Land”**). The said Free Sale Land is more particularly described in the **First Schedule (C)** hereunder written and is more particularly shown in \_\_\_\_ colour boundary line on the plan annexed hereto and marked as **“Annexure”**.

k) By and under a Joint Development Agreement dated 7th May 2024\_\_\_\_, registered with the Sub – Registrar of Assurances at Mumbai bearing reference No. TNN-9830 of 2024, executed by and between Jagdale Infrastructure Private Limited as Developer therein of the One Part and L&T Parel Project Private Limited as L&T therein of the Other Part, Jagdale Infrastructure Private Limited granted joint development rights to L&T to construct and develop free sale building on the said Free Sale Land, for the consideration and on the terms and conditions stated therein (hereinafter referred to as the **“said Joint Development Agreement”**).

l) Accordingly, the Developers became well and sufficiently entitled to develop the said Free Sale Land and have proposed to develop the same in a phase wise manner and to utilize a total Floor Space Index including **Fungible (“FSI”)** \_\_\_\_ square feet equivalent to approximately \_\_\_\_ square feet RERA Carpet Area on the said Free Sale Land.

m) The said Free Sale Land shall be developed and constructed by the Developer in 2 phases viz., Phase I and Phase II. Phase I will be comprising of Phase IA and Phase IB. Phase IA shall comprise of 3 (Three) residential Towers namely “Free Sale Building Tower 1”, Free Sale Building Tower 2” and “Free Sale Building Tower 4” and Phase IB shall comprise of 2 (Two) residential Towers namely “Free Sale Building Tower 3” and “Free Sale Building Tower 5”. Phase II will be comprising of single/multiple Free Sale Building Towers having either only commercial premises or retail-cum-residential premises or completely residential premises or combination of either of them as the Developer may deem fit (hereinafter collectively referred to as **“the Free Sale Buildings”**). The Free Sale Buildings are more particularly depicted on the plan annexed hereto and marked as **“Annexure”**.

- n) The Developers have proposed to construct a multi-story residential building in Phase I comprising of Phase IA and Phase IB. Phase IA shall comprise of 3 (Three) residential Towers namely "Free Sale Building Tower 1", Free Sale Building Tower 2" and "Free Sale Building Tower 4" and Phase IB shall comprise of 2(Two) residential Towers namely "Free Sale Building Tower 3" and "Free Sale Building Tower 5". All the towers in Phase I shall be having 2 levels of common basement, ground floor plus 4 level of podiums (connected to the basement) plus a common amenity floor ( this floor also includes 4 residential units at for Free Sale Building Tower "1", 3 residential units at for Free Sale Building Tower "2", 3 residential units at for Free Sale Building Tower "3") and 56 upper floors comprising of residential premises in Free Sale Building Tower "1", Free Sale Building Tower "2" and Free Sale Building Tower "3" and 42 upper floors comprising of residential premises in Free Sale Building Tower 4 and Free Sale Building Tower 5 . The Free Sale Building Tower 1, the Free Sale Building Tower 2 and the Free Sale Building Tower 3 each shall have a amenity floor on 31<sup>st</sup> floor for the allottees of the respective premises of each of the respective towers and the Free Sale Building. This 31<sup>st</sup> amenity floor shall consist of is partly amenity floor plus 4 residential premises for Free Sale Building Tower 1 and 31<sup>st</sup> amenity floor shall consist of is partly amenity floor plus 3 residential premises for Free Sale Building Tower 2 and 31<sup>st</sup> amenity floor shall consist of is partly amenity floor plus 4 residential premises for Free Sale Building Tower 3. Additionally 32<sup>nd</sup> floor for Free Sale Building Tower 1 has service areas plus 6 residential premises and 32<sup>nd</sup> floor for Free Sale Building Tower 2 has service areas plus 5 residential premises and 32<sup>nd</sup> floor for Free Sale Building Tower 3 has service areas plus 4 residential premises. Free Sale Building Tower 4 and Free Sale Building Tower 5 each shall have an amenity floor on 42<sup>st</sup> floor for the exclusive use of the allottees therein. Phase I of the development of the said Free Sale Land shall also comprise of a dedicated multi-storey building having various amenities therein for the exclusive use and benefits of all the allottees of Phase I.
- o) The Developers have appointed \_\_\_\_\_ of Messrs \_\_\_\_\_ Architect & Designer, as their Architects and entered into a standard Agreement with them, registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.
- p) The Developers have appointed \_\_\_\_\_, as Structural Engineer for the preparation of the structural design and drawings of the buildings and the Developers accept the professional supervision of the Architect and the Structural Engineer till the completion of the building/buildings.

q) The Developers have informed the Allottee/s and the Allottee/s are aware that the development of the said Free Sale Land and the Free Sale Building will be in phases and at present, the SRA has granted the Intimation of Disapproval/approval (IOD/IOA) bearing No. \_\_\_\_\_ dated \_\_\_\_\_ and has thereafter issued Commencement Certificate ("**CC**") bearing No. \_\_\_\_\_ dated \_\_\_\_\_ in respect of the redevelopment scheme on the Larger Land. Hereto annexed and marked as "**Annexure \_\_\_\_**" and "**Annexure \_\_\_\_**", is the copy of the IOA/IOD dated \_\_\_\_\_ and the copy of the CC dated \_\_\_\_\_ respectively.

r) The Developers have registered the Phase IA under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the "**Act**") read with Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 (hereinafter referred to as the "**Rules**") with the Real Estate Regulatory Authority at \_\_\_\_\_ no \_\_\_\_\_, authenticated copy is attached as "**Annexure \_\_\_\_**" (hereinafter referred to as "**the Project**").

s) The Developers have sole and exclusive right to sell the residential premises in the Project and to enter into Agreement/s with the Allottee/s of such premises in the Project and to receive the sale consideration in respect thereof.

t) On demand from the Allottee/s, the Developers have given inspection to the Allottee/s of all the documents of title relating to the Project and the plans, designs and specifications prepared by the Developer's Architects, \_\_\_\_\_ and of such other documents as are specified under the Act and the Rules and Regulations made thereunder.

u) The authenticated copy of Certificate of Title issued by the attorney at law or advocate of the Developers and the authenticated copy of Property Card have been annexed hereto and marked as "**Annexures \_\_\_\_**" and "**\_\_\_\_**" respectively.

v) The authenticated copies of the plans of the layout as proposed by the Developers, and according to which the construction of the buildings and open spaces are proposed to be provided for in the Project, have been annexed hereto and marked as "**Annexure \_\_\_\_**".

w) The Developers have 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 Free Sale Buildings.

- x) While sanctioning the aforesaid 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 Developers while developing the said Free Sale Land and the Project and upon due observance and performance of which, the Completion or Occupancy Certificate in respect of the Project shall only be granted by the concerned local authority.
- y) The Developers have accordingly commenced construction of the Project on the said Free Sale Land in accordance with the aforesaid proposed plans.
- z) The Allottee/s has/have applied to the Developers for allotment of Residential/Commercial/Retail Premises/Unit/Apartment more particularly, described in the **Third Schedule** hereunder in the Project known as "L&T Realty Evara Heights T1" ("**the said Apartment**") and car parking space(s) ("**Car Parking Space(s)**"), in the stack/surface parking/tandem car parking constructed on the said Free Sale Land and being more particularly described in the **Third Schedule** for a lumpsum consideration of Rupees as mentioned in **Fourth Schedule** and on the terms and conditions set out hereunder. The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee, garage /covered car parking space at \_\_\_\_\_ level basement / podium / stilt / mechanical car parking unit bearing No.\_\_\_\_\_ admeasuring \_\_\_\_\_ sq. ft. having \_\_\_\_\_ ft. length x \_\_\_\_\_ ft. breadth x \_\_\_\_\_ ft. vertical clearance.

- aa) The carpet area of the said Apartment is more particularly referred in **Third Schedule** and for the purpose of this Agreement, "**Carpet Area**" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the apartment.
- bb) The authenticated copies of the plans and specifications of the said Apartment agreed to be purchased by the Allottee/s, as sanctioned and approved by the local authority, have been annexed and marked as "**Annexure M**".
- cc) The Developers have informed and the Allottees are aware about the following in respect of the development to be undertaken by the Developers on the said Free Sale Land:
  - That the Developer shall be utilizing an aggregate FSI 42.80 Lakh square feet

equivalent to approximately 31.25 Lakh square feet RERA Carpet Area to construct and develop the Free Sale Buildings on the said Free Sale Land.

- That the Free Sale Buildings shall be developed in two Phases i.e, Phase I, Phase II. Phase I shall comprise of Phase IA and Phase IB. Phase IA shall comprise of 3 (Three) residential Towers namely “Free Sale Building Tower 1”, “Free Sale Building Tower 2” and “Free Sale Building Tower 4” and Phase IB shall comprise of 2(Two) residential Towers namely “Free Sale Building Tower 3” and “Free Sale Building Tower 5” and both Phase IA and Phase IB shall have 2 (two) and all the towers in the Phase I shall be having 2 level of common basements having stack/surface/tandem car parking spaces ground floor plus 4 level of podiums (connected to the basement).
- A level above the 5<sup>th</sup> level podium shall comprise of a common floor for the Phase IA and Phase IB having amenities and facilities for the exclusive use of the allottees of the each of the respective Tower (**“Amenity Floor”**).
- Free Sale Building Tower 1, Free Sale Building Tower 2 and Free Sale Building Tower 3 shall have 56 upper residential floors comprising of the residential premises above the Amenity Floor and each of the aforesaid Free Sale Building Tower shall also have a amenity floor on the 31<sup>st</sup> floor plus residential premises for the exclusive use of the allottees of each of the Free Sale Building Tower.
- Free Sale Building Tower 4 and Free Sale Building Tower 5 shall have 42 upper residential floors comprising of the residential premises above the Amenity Floor.
- All the towers in the Phase I shall be having 2 levels of common basement, ground floor plus 4 level of podiums (connected to the basement) each of the aforesaid Free Sale Building Tower shall also have a dedicated amenity floor on the 41<sup>st</sup> floor for the exclusive use of the allottees of each of the Free Sale Building Tower.
- There shall be dedicated multi-storey structure having various amenities and facilities for the exclusive use and benefits of the allottees of the Phase I to be constructed on the said Free Sale Land.
- Free Sale Building Tower 4 and Free Sale Building Tower 5 shall have certain amenities and facilities which shall be for the exclusive use and benefit of the Free Sale Building Tower 4 and Free Sale Building Tower 5.
- The Phase II of the Free Sale Buildings shall be developed and constructed by the Developer on a portion of the said Free Sale Land as shown in the plan annexed hereto and marked as Annexure \_\_\_\_\_, which shall be comprising either of commercial premises/retail-cum-residential/residential premises or combination of them.
- The Developers shall be constructing other tower/s on the said Free Sale Land and also on the adjacent portion of land parcels, Future Developments (as

provided below) comprising of commercial/retail/residential premises, as the Developers may deem fit.

- A right of way has been granted to the owners of the adjacent land parcel from the said Free Sale Land as shown in the plan annexed hereto and marked as Annexure \_\_\_\_ and the said Right of Way shall be shared by the purchasers of the premises in the Free Sale Building with the owners of the adjacent land parcel. On completion of the development of the said Free Sale Land, the said Right of Way shall be granted by way of lease to the owner of the adjacent land parcel and such area of the said Right of Way shall not form part of the area to be handed over to the purchasers of the Free Sale Building.
- The Developers reserves the right to increase the floors/residential levels beyond \_\_\_\_ floors of Free Sale Building Tower \_\_\_\_ and \_\_\_\_, subject to the approvals from the Authorities. Accordingly, the amenity floor on \_\_\_\_ in Free Sale Building Tower \_\_\_\_ and on \_\_\_\_ Floor in Free Sale Building Tower \_\_\_\_ may be shifted/ reallocated as per the planning. The Developers shall have the right to register with RERA, the apartments above \_\_\_\_ floors and \_\_\_\_ floors of the Project, either as a separate real estate project or as part of the Project, and the possession/completion date of such separate real estate project may be different date or same as that of the Project.
- That the Developer may amalgamate adjacent plot bearing i) Survey No 118/1, ii) Survey No. 119/A/2, iii) Survey 112/1. iv) Survey No. 531, v) Survey No. 532, vi) Survey No. 533 vii) Survey No. 122/1 (as shown as Future Development in the plan annexed hereto as "**Annexure \_\_\_\_**", known as "**Future Development**") with the Free Sale Land and develop it in the manner as provided herein below and accordingly the layout may be amended to such an extent, and accordingly the said Free Sale Land may include the land parcels comprising of the Future Development.
- Presently the Developers have obtained LOI dated \_\_\_\_\_ for Larger Land admeasuring \_\_\_\_\_ sq mtrs comprising of Free Sale Land (\_\_\_\_ sq mtrs), Rehab Land (\_\_\_\_ sq mtrs), Reservations area (\_\_\_\_ sq mtrs), other services area (\_\_\_\_ sq mts.) and at present it does not include the Future Development, which area may be approved from time to time.
- The Future Development shall comprise of either commercial/retail/residential/retail-cum-residential premises or such premises as the Developers may deem fit along with the amenities and facilities thereto as may be approved by the competent authority. At the sole discretion of the Developers, the allottees of the Future Development shall be entitled to use and enjoy the amenities and facilities provided in the Project.
- The Common Areas And Facilities And Amenities specified in the **Second Schedule** hereunder written shall be made available to the Allottee/s on a non-

exclusive basis in a phase wise manner on such terms and conditions as may be applicable. It is clarified that the Allottee/s shall not be entitled to any other amenities other than those provided in the **Second Schedule** hereunder written. In case there are any additional amenities which are not provided for in the **Second Schedule**, the use and allocation thereof shall be at the sole discretion of the Developers whose decision shall be final and binding. The Developers shall, post issuance of possession demand letter, take steps to provide access to public utilities including water. However, the Promoter shall not be responsible for water supply and/or delays on the part of utility provider/s. The Promoter shall, however, make alternate arrangements to provide potable water, for initial 3 months from Handover Date or till such time the relevant authority/utility provider does not supply water, whichever is earlier. The location of Common Areas And Facilities And Amenities, if indicated on the Project Layout, is tentative and subject to change with the approval of the authority(ies).

- There are certain amenities and facilities, specified in the **Second Schedule** hereunder written shall be exclusively available to only to allottees of the Free Sale Building Tower 4 and Free Sale Building Tower 5 and Allottee of Free Sale Building Tower 1, Free Sale Building Free Sale Building Tower 2 and Free Sale Building Tower 3 shall not have any access and /or right to use the same any time.
- The Recreational Ground between Phase I and Phase II, next to Right of Way more particularly shown as Recreational Ground in the plan annexed hereto as "**Annexure**—" hatched in \_\_\_ color , known as "**Recreational Ground**", is common and nonexclusive Recreational space common between Phase I and Phase II. The Allottees of both Phase I and Phase II shall have right to use and enjoy the Recreational space. Presently the Recreational Ground area consist of Pickleball court and Futsal ground and certain other areas to be commonly used by Allottees of Phase I and Phase II.
- It is clarified that Recreation Ground and other common areas which are part of the Larger Land to be Transferred to the Apex shall (subject to what is stated in Annexure I of the **Second Schedule** hereunder written in respect of Common Area and Facilities And Amenities) be shared by all the allottees and/or members within the Free Sale Land. The Promoter shall be entitled to (but not obligated to) convey/transfer/assign/sub-lease to the Apex Body, all the right, title and the interest of the Promoter in the entire undivided or inseparable land underneath all buildings (forming part of the Apex) along with structures of basements and podiums constructed in a layout jointly or otherwise on the said Land, within three months from the date of issuance of the occupancy certificate of the last building which is to be constructed in the

layout of the said Land/entire Project/one or more parcel of future plot if extended by the Promoter as part of the Entire Project (as the case may be), subject to the Promoter's right to dispose of the remaining apartments/units/premises, if any

- dd) 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.
- ee) Accordingly, the Developers are absolutely seized and possessed of, and well and sufficiently entitled to develop the said Free Sale Land in accordance with the recitals hereinabove.
- ff) Prior to the execution of these presents, the Allottee/s has/have paid to the Developers an amount towards part payment of the sale consideration of the said Apartment agreed to be sold by the Developer to the Allottee/s as advance payment, or Application Fee (the payment and receipt whereof the Developer both hereby admit and acknowledge) and the Allottee/s has agreed to pay to the Developer the balance of the sale consideration in the manner provided in the Fourth Schedule.
- gg) Under Section 13 of the said Act, the Developers are required to execute a written Agreement for sale of the said Apartment with the Allottee/s, being in fact these presents and also to register the said Agreement under the Registration Act, 1908.
- hh) In accordance with the terms and conditions set out in this Agreement, and as mutually agreed upon by and between the Parties, the Developers hereby agree to sell, and the Allottee/s hereby agree(s) to purchase the said Apartment and the Car Parking Space (if applicable).

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

1. The Developers shall construct the Free Sale Buildings on the said Free Sale Land from time to time comprising of two phases i.e., the Phase I and Phase II. Phase I shall comprise of Phase IA and IB including the Project. Phase IA and the Phase IIB shall comprise of 5 (five) Free Sale Building Towers, namely "- Free Sale Building Tower 1", "Free Sale Building Tower 2" "Free Sale Building Tower 3" "Free Sale Building Tower 4", and "Free Sale Building Tower 5" and all the towers in the Phase I shall be having 2 levels of common basement, ground floor plus 4 level of podiums (connected to the basement) plus a common amenity floor ( this

floor also includes 4 residential units at for Free Sale Building Tower "1", 3 residential units at for Free Sale Building Tower "2", 3 residential units at for Free Sale Building Tower "3") and plus 56 upper floors comprising of residential premises in Free Sale Building Tower "1", Free Sale Building Tower "2" and Free Sale Building Tower "3" and 42 upper floors comprising of residential premises in Free Sale Building Tower 4 and Free Sale Building Tower 5, in accordance with the plans, designs and specifications, as approved by the concerned local authority from time to time. The Free Sale Building Tower 1, the Free Sale Building Tower 2 and the Free Sale Building Tower 3 each shall have a amenity floor on 31st floor for the allottees of the respective premises of each of the respective towers and the Free Sale Building. This 31st amenity floor shall consist of is partly amenity floor plus 4 residential premises for Free Sale Building Tower 1 and 31st amenity floor shall consist of is partly amenity floor plus 3 residential premises for Free Sale Building Tower 2 and 31st amenity floor shall consist of is partly amenity floor plus 4 residential premises for Free Sale Building Tower 3. Additionally, 32nd floor for Free Sale Building Tower 1 has service areas plus 6 residential premises and 32nd floor for Free Sale Building Tower 2 has service areas plus 5 residential premises and 32nd floor for Free Sale Building Tower 3 has service areas plus 4 residential premises. The Developers reserves right to increase the floors/residential levels beyond 56 floor of the Phase I, subject to the approvals from the Authorities and register the same either as a separate real estate project or as part of the Project, and the possession/completion date of such separate real estate project may be different date or same as that of the Project.

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

2. The Allottee/s hereby agree/s to purchase from the Developers, and the Developers hereby agree to sell to the Allottee/s, Residential Premises / Commercial Unit / Apartment being more particularly described in the **Third Schedule** hereunder in the Phase I of the Free Sale Building of the project known as "—" (hereinafter referred to as "**the said Apartment**") as shown in the floor plan thereof, hereto annexed and marked as "**Annexure —**", and car parking space(s) more particularly described in **Third Schedule ("Car Parking Space(s)")** constructed on the said building for a total consideration of Rupees more particularly referred in **Fourth Schedule** including Rs.0/- (Rupees NIL only) being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities,

which are more particularly described in the **Second Schedule** annexed herewith.

The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee, garage /covered car parking space at \_\_\_\_\_ level basement / podium / stilt / mechanical car parking unit bearing No. \_\_\_\_\_ admeasuring \_\_\_\_\_ sq. ft. having \_\_\_\_\_ ft. length x \_\_\_\_\_ ft. breadth x \_\_\_\_\_ ft. vertical clearance.

The Allottee has paid on or before execution of this agreement a sum of Rs \_\_\_\_\_ (Rupees only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs ..... ( Rupees ..... ) and shall be deposited in RERA Designated Collection Bank Account, Bank, Branch having IFS Code situated at ..... . In addition to the above bank account, I/we have opened in the same bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account having Account No. and \_\_\_\_\_ respectively.

- 2.1 **The Allottee/s shall not be allowed to allot/transfer/let-out said Car Parking Space to any party or person and the same shall always be considered as married to the said Apartment. The Allottee/s shall keep the Car Parking Space in the same condition as has been handed over by the Developers to the Allottee/s and in terms of sanctioned plan of the Project and shall not enclose or cover it in any manner. The Car Parking Space shall be used by the Allottee/s only for the purpose of parking its own light motor vehicle, and not for any other purpose.**
- 2.2 The total aggregate consideration amount for the said Apartment and the Car Parking Space is more particularly provided in the Fourth Schedule (**“Total Consideration”**).
- 2.3 **The Allottee/s has/have paid, on or before execution of this Agreement, an amount as advance payment or application fee to the Developers, and hereby agrees to pay to the Developers the balance amount of Rupees in the manner more particularly provided in the Fourth Schedule and referred below.**
  - i) Amount of Rs...../-..... (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement.
  - ii) 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.
  - iii) 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.

iv) 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.

v) 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.

vi) 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.

vii) 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.

viii) 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

2.4 **The Developers have the discretion to raise invoices for the milestones which has been completed / achieved irrespective of sequences of the aforesaid milestones.**

2.5 **The Allottee/s shall pay the respective payment as stipulated hereinabove along with applicable taxes strictly within 15 (fifteen) days of the Developers sending notice of the completion of each milestone. Intimation forwarded by Developers to the Allottee/s that a particular stage of construction is initiated and/or completed shall be sufficient proof that a particular stage is initiated and/or completed and such proof shall be valid and binding upon the Allottee/s and the Allottee/s agree/s not to dispute the same. The Allottee/s hereby understand/s and agree/s that, save and except for the intimation from the Developers as provided under this Clause, it shall not be obligatory on the part of the Developers to send reminders regarding the payments to be made by the Allottee/s as per the payment schedule mentioned in this Clause, and the Allottee/s shall make all payment/s to the Developers on or before the due dates, time being the essence of this Agreement.**

2.6 **All payments to be made by the Allottee/s under this Agreement shall be by cheque/demand draft/pay order/wire transfer/any other instrument drawn as per the details more particularly provided in Fourth Schedule.**

2.7 In case of any financing arrangement entered by the Allottee/s with any financial institution with respect to the purchase of the said Apartment, the Allottee/s undertake/s to direct such financial institution to and shall ensure that such financial institution does disburse/pay all such installment of Total Consideration amounts due and payable to Developers through an account payee cheque/demand draft drawn as per the details more particularly provided in Fourth Schedule.

2.8 The Total Price above excludes Taxes (consisting of tax paid or payable by the Developers by way of Value Added Tax, Service Tax, Goods and Services Tax (“**GST**”), Swachh Bharat Cess, any other Cess, or any other similar taxes which may be levied any time, hereinafter in connection with the construction of, and carrying out the Project payable by the Developer) up to the date of handing over the possession of the said Apartment.

2.9 For the purpose of this Agreement,

- **“GST”** means and includes any tax imposed on the supply of goods or services or both under GST Law.
- **“GST Law”** shall mean and include the Integrated Goods & Service Tax Act, GST (Compensation to the States for Loss of Revenue) Act, Central Goods & Services Tax Act and State Goods & Services Tax Act / UTGST, and all related ancillary legislations, rules, notifications, circulars, statutory orders etc.
- **“Cess”** shall mean and include any applicable cess, existing or future on the supply of goods or services or both under GST Law or any other Relevant Laws.

2.10 Taxes shall be payable by the Allottee/s on demand made by the Developers within 7 (seven) working days, and the Allottee/s shall indemnify and keep indemnified the Developers from and against the same, time being of the essence of this Agreement.

2.11 The Allottee/s is/are aware that the Allottee/s has/have to deduct the applicable Tax Deduction at Source (TDS) at the time of making of actual payment or credit of such sum to the account of the Developer, whichever is earlier as per section 194IA in the Income Tax Act, 1961. Further, the Allottee/s shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act, 1961.

2.12 The Total Consideration 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 Developers undertake and agree that while raising a demand on the Allottee/s for increase in development charges, cost, or levies imposed by the competent authorities etc., the Developers shall enclose the said notification/order/rule/regulation published/issued in that behalf, to that effect along with the Demand Letter being issued to the Allottee/s, which shall only be applicable on subsequent payments.

2.13 The Developers may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee/s by discounting such early payments at \_\_\_\_\_ % per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee/s by the Developers.

2.14 It is hereby clarified that the foregoing rebate is subject to the Allottee/s complying with all its obligations under this Agreement including timely payment of the installments. Save as foregoing, the quantum of rebate once offered by the Developers shall not be subject to any change/withdrawal. The early payments received from the Allottee/s under this Clause shall be adjusted against the future milestone payment due and payable by the Allottee/s.

2.15 If any of the payment cheques/banker's cheque or any other payment instructions of/by the Allottee/s is/are not honored for any reason whatsoever, then the same shall be treated as default under this Agreement and the Developers may at its option be entitled to exercise the recourse available thereunder. Further, the Developers may, at its sole discretion, without prejudice to its other rights, charge a payment dishonor charge of Rs.5,000/- (Rupees Five Thousand only) for dishonor of a particular payment instruction for first instance and for second instance the same would be Rs.10,000/- (Rupees Ten Thousand only) in addition to the Interest for delayed payment. Thereafter, no cheque will be accepted and payments shall be accepted through bank demand draft(s) only, subject to other rights available to Developers under the Law.

2.16 The Developers shall confirm the final carpet area that has been allotted to the Allottee/s after the construction of the building is complete and the Occupancy Certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by

the Developer. If there is any reduction in the carpet area within the defined limit then Developers shall refund the excess money paid by the Allottee/s within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee/s. If there is any increase in the carpet area allotted to the Allottee/s, the Developers shall demand additional amount from the Allottee/s 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 2 of this Agreement.

- 2.17 The Allottee/s authorizes the Developers 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 Developers may in its sole discretion deem fit and the Allottee/s undertakes not to object/demand/direct the Developers to adjust his payments in any manner.
3. The Developers hereby agree to observe, perform, and comply with all the terms, conditions, stipulations, and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans, or thereafter and shall, before handing over possession of the said Apartment to the Allottee/s, obtain from the concerned local authority Occupancy and/or Completion Certificates in respect of the said Apartment.
- 3.1 Time is of essence for the Developers as well as the Allottee/s. The Developers shall abide by the time schedule for completing the Project and handing over the said Apartment to the Allottee/s and the Common Areas to the Association of the Allotees after receiving the Occupancy Certificate, or the Completion Certificate, or both, as the case may be. Similarly, the Allottee/s 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 Developers as provided in Clause 2.3 hereinabove.
4. The Developers hereby declares that the Floor Space Index available as on date in respect of the said Free Sale Land is \_\_\_\_\_ square meters only and Developers have planned to utilize additional Floor Space Index of \_\_\_\_\_ sq mtrs by availing of fungible FSI on payment of premiums., The Developers may further propose to utilize any FSI available as incentive FSI, by implementing various schemes as mentioned in the Development Control Regulation, or based on expectation of increased FSI, which may be available in future, upon modification to Development Control Regulations, which are applicable to the Project. The Developers have disclosed the over all development to be undertaken by the Developers including on the Free Sale Land and the Future Development, and the

Allottee/s has/have agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Developers by utilizing the proposed FSI, and on the understanding that the declared proposed FSI shall belong to the Developers only.

- 4.1 The Allottee/s acknowledge(s) that the Developers alone are entitled to utilize and deal with all the development potential of the said Larger Land and the Future Development including the existing and future FSI and /or transferable development rights ("TDR") heretofore sanctioned or as may hereafter be sanctioned and shall be entitled to use any or all of such FSI and/or TDR for construction of buildings and development of facilities and/or amenities on any part of the said Larger Land and the Future Development or elsewhere as may be permitted as per applicable laws.
- 4.2 The Allottee/s has/have entered into this Agreement knowing fully well the scheme of development to be carried out by the Developers on the said Larger Land including the said Free Sale Land and the Future Development.
- 4.3 Neither the Allottee/s nor any of the other purchasers of the apartment(s)/premises/units in the building being constructed on the said Free Sale Land nor the association / Apex Body / apex bodies to be formed of purchasers of apartment(s)/premises/units in the Project shall be entitled to claim any FSI and/or TDR howsoever available on the said Larger Land *inter alia* the said Free Sale Land and/or the Future Development. All FSI and/or TDR at any time available in respect of the said Larger Land *inter alia* the said Free Sale Land and/or the Future Development or any part thereof shall belong to the Developer, till the time the development of the said Larger Land *inter alia* the said Free Sale Land and/or the Future Development contemplated by the Developers are completed by the Developers and the said Free Sale Land is conveyed to the association/ society in the manner set out herein below.
- 4.4 The unutilized / residual FSI (including future accretions / enhancement due to change in law or otherwise) in respect of the said Larger Land *inter alia* the said Free Sale Land and/or and/or the Future Development shall always be available to and shall always be for the benefit of the Developers and the Developers shall have the right to deal / use the FSI / TDR as it may deem fit. In the event of any additional FSI in respect of the said Larger Land *inter alia* the said Free Sale Land and/or the Future Development or any part thereof being increased as a result of any favorable relaxation of the relevant building regulations or increase in incentive FSI or otherwise, at any time hereafter, the Developers alone shall be entitled to

the ownership and benefit of all such additional FSI for the purpose of the development and / or additions to the built up area on the said Larger Land and/or and/or the Future Development as may be permissible.

5. If the Developers fails to abide by the time schedule for completing the Project and handing over the said Apartment to the Allottee/s, the Developers agree to pay to the Allottee/s, who does not intend to withdraw from the Project, interest as specified in the Rule, on all the amounts paid by the Allottee/s, for every month of delay, till the handing over of the possession. The Allottee/s agrees to pay to the Developers, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee/s to the Developers under the terms of this Agreement from the date the said amount is payable by the Allottee/s to the Developer.
  - 5.1 Any overdue payments so received will be first adjusted against Interest then towards statutory dues and subsequently towards outstanding principal amounts.
  - 5.2 Without prejudice to the other rights of the Developers hereunder, the Developers shall in respect of any amounts remaining unpaid by the Allottee/s under this Agreement, have a first charge / lien on the said Apartment and the Car Parking Space(s) and the Allottee/s shall not transfer his/her/their/its rights under this Agreement, in any manner whatsoever, without making full payment of all amounts payable by the Allottee/s under this Agreement, to the Developers. It is hereby clarified that for the purposes of this Agreement payment shall mean the date of credit of the amount in the account of the Developers.
  - 5.3 Without prejudice to the right of Developers to charge interest in terms of sub clause above, upon the Allottee/s committing default in payment on due date of any amount due and payable by the Allottee/s to the Developers under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and upon the Allottee/s committing three defaults of payment of instalments, the Developers shall, at its own option, may terminate this Agreement.
  - 5.4 Provided that, Developers shall give notice of fifteen days in writing to the Allottee/s, by Registered Post A. D. at the address provided by the Allottee/s and send mail at the e-mail address provided by the Allottee/s, of its intention to terminate this Agreement, and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Developer within the period of notice then at the end of such notice period, Developer shall be

entitled to terminate this Agreement. Provided further that upon termination of this Agreement as aforesaid, the Developer shall refund to the Allottee (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 instalments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Developer.

5.5 In the event if the Allottee/s commits three defaults in the payment of the Total Consideration in installment in accordance with terms of this Agreement and all other amounts due including but not limited to estimated other charges due from the Allottee/s as mentioned in this Agreement on due dates and/or (ii) comply with its obligations, terms conditions as set out in this Agreement, the Developers shall be entitled, without prejudice to other rights and remedies available to the Developers including charging of interest for delayed payment, after giving 15 (fifteen) days prior notice to the Allottee/s, to cancel/terminate the transaction. In case the Allottee/s fails to rectify the default within the aforesaid period of 15 days then the Developers shall be entitled, at its sole option, to terminate this Agreement and forfeit (a) Earnest Money from the amounts paid till such date and (b) Interest on any overdue payments and (c) brokerage paid to channel partners/brokers, if any, and (d) administrative charges as per Developer's policy (e) all taxes paid by the Developers to the Authorities and (f) amount of stamp duty and registration charges to be paid on deed of cancellation of this Agreement, if Agreement is registered and (g) any other taxes which are currently applicable or may be applicable in future and (h) subvention cost (if the Allottee/s has opted for subvention plan) which the Developers may incur either by way of adjustment made by the bank in installments or paid directly by the Developers to the bank (i) stamp duty and registration charges on the Agreement for Sale, if paid by the Developers under any scheme and (j) No-cost EMI charges, if paid by the Developers under any scheme, (collectively referred to as the "**Non-Refundable Amounts**"). Balance amounts, if any, without any liabilities towards costs/damages/interest etc. shall be refunded without interest whatsoever within 15 (fifteen) days of the Allottee/s executing and registering the deed of cancellation or such other document and on sale of the said Apartment by the Developers to third party. The Parties further confirm that any delay or default in such execution/registration shall not prejudice the cancellation, the Developers' right to forfeit and refund the balance to the Allottee/s and the Developers' right to sell/transfer the said Apartment including but not limited to Car Parking Space(s) to any third party. For the sake of clarity, the interest and/or taxes paid on the Total Consideration shall not be refunded upon such cancellation / termination. Further, upon such cancellation, the Allottee/s shall not have any right, title and/or interest in the said

Apartment and/or Car Parking Space (s) and/or the Project and/or the said Free Sale Land and the Allottee/s waives his/her/their/its right to claim and/or dispute against the Developers in any manner whatsoever. The Allottee/s acknowledges and confirms that the provisions of this clause shall survive termination of this Agreement.

6. The fixtures and fittings, with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Developers in the said building and the said Apartment as are set out in "**Annexure P**", annexed hereto. The Allottee/s hereby confirms that the Allottee/s is/are satisfied about the specifications, fixtures and fitting mentioned in "**Annexure P**" and the same only shall be relied by the Parties.
  - 6.1 In the event, the Allottee/s intends to terminate this Agreement for reasons other than those attributable to the Developers' default, then the Allottee/s shall give a prior written notice ("**Notice**") of 60 (sixty) working days to the Developers expressing his/her/its intention to terminate this Agreement. Upon receipt of Notice for termination of this Agreement by the Developers, this clause shall be dealt with in accordance with this Agreement and the Developers shall be entitled to forfeit the Non- Refundable Amounts. The Allottee/s further agrees and undertakes that on occurrence of such event of termination, the Allottee/s agrees to return all documents (in original) with regards to this transaction to the Developer, comply with all other requirements of the Developers as would be required for effective termination of this Agreement including but not limited to timely execution and registration of the Cancellation Deed. Upon such termination, the Allottee/s agree(s) and acknowledge(s) that the Allottee/s shall not have any right, title and/or interest in the said Apartment and/or Car Parking Space (s) and/or the Project and/or the said Land and the Allottee/s waives his/her/their/its right to claim and/or dispute against the Developers in any manner whatsoever. Further, upon such termination, the Developers shall be entitled to deal with the said Apartment at its sole discretion.
  - 6.2 In the event the Allottee/s fails to execute and/or admit registration of the Cancellation Deed in the manner aforesaid, then, upon issuance of the termination notice by the Developer, this Agreement shall ipso facto stand terminated/cancelled for all intents and purposes, without any further recourse to any of the Parties.
7. The Developers shall offer possession of the said Apartment to the Allottee/s on or before 31<sup>st</sup> August 2030 , subject to the Allottee/s being in compliance of all its obligations under this Agreement including timely payments of the installment. If

the Developers fail or neglect to give possession of the said Apartment to the Allottee/s on account of reasons beyond its control and that of its agents' control by the aforesaid date and subject to reasonable extension of time, the Developers shall be liable on demand (in writing by the Allottee/s) to refund to the Allottee/s the amounts already received by it in respect of the said Apartment with interest, at the same rate as may be mentioned in the clause 5 herein above from the date the Developers received the sum, till the date the amounts and interest thereon is repaid. Post such refund by the Developers to the Allottee/s, the Allottee/s agree(s) and acknowledge(s) that the Allottee/s shall not have any right, title interest in the said Apartment and/or the Project and/or the said Land, and the Developers shall be entitled to deal with the same at its sole discretion.

8. Provided that, the Developers shall be entitled to reasonable extension of time for offering possession of the said Apartment on the aforesaid date, if the completion of building in which the said Apartment 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.

## 9. **PROCEDURE FOR TAKING POSSESSION**

9.1 The Developer, upon obtaining the Occupancy Certificate from the competent authority and subject to the Allottee/s being in compliance of this Agreement and payment of all the amounts to the Developers as per the Agreement, shall offer in writing the possession of the said Apartment, to the Allottee/s in terms of this Agreement to be taken within 15 (fifteen) days from the date of issue of such notice, and the Developers shall give possession of the said Apartment to the Allottee/s. The Allottee/s agree(s) to pay the maintenance charges as determined by the Developers or Association of Allottees, as the case may be. The Developers on its behalf shall offer the possession to the Allottee/s in writing, within 7 days of receiving the Occupancy Certificate of the said Apartment.

9.2 The Allottee/s shall take possession of the said Apartment within 15 days of the written notice from the Developers to the Allottee/s intimating that the said Apartment is ready for use and occupancy. The Allottee/s shall be deemed to have accepted the possession of the said Apartment on expiry of the aforesaid 15 days, in consonance with this Agreement, and shall thereafter, the Allottee/s agree/s to pay the common area maintenance charges as mentioned in this Agreement to the Developers and/or Association of Allottee/s and/or Facility Management Agency appointed by the Developer, as the case may be. The Allottee/s expressly understands that from such date, the risk and ownership to the said Apartment

shall pass and be deemed to have passed to the Allottee/s.

9.3 It is clarified that in the event, the Developers completes the construction of the said Apartment and obtains the occupation certificate/part occupation certificate, prior to the Possession Date as referred on the RERA portal for the present Project, as the case may be, then and in such an event, the Allottee shall be liable to take the possession of the said Apartment, without any protest, and shall be liable to make payment of the Consideration towards the said Apartments as per the timelines stipulated herein above.

#### **10. FAILURE OF ALLOTTEE/S TO TAKE POSSESSION OF THE SAID APARTMENT**

10.1 Upon receiving a written intimation from the Developers as per clause 9, the Allottee/s shall take possession of the said Apartment from the Developers by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Developers shall give possession of the said Apartment to the Allottee/s. In case the Allottee/s fails to take possession within the time provided in clause 9, such Allottee/s shall continue to be liable to pay maintenance charges as applicable.

10.2 The Allottee/s shall in addition to the above, pay to the Developers holding charges at the rate of more particularly referred in the Fifth Schedule per month per square meter of the Carpet Area of the said Apartment ("Holding Charges") and applicable maintenance charges during the period of said delay the said Apartment shall remain locked and shall continue to be in possession of the Developers but at the sole risk, responsibility and cost of the Allottee/s in relation to its deterioration in physical condition.

10.3 Notwithstanding anything contained herein, it is agreed between the Parties that upon receipt of the Completion Certificate/Occupation Certificate or any such certificate issued by the concerned authority approving completion of development, none of the Parties shall be entitled to terminate this Agreement, except in case of any default by Allottee/s after the intimation of receipt of Occupation Certificate. Further in case the Allottee/s fail/s to respond and/or neglect/s to take possession of the said Apartment within the aforementioned time as stipulated by the Developer, then the Developers shall also be entitled along with other rights under this Agreement, to forfeit/claim the entire Total Consideration towards the said Apartment and the Car Parking Space along with interest on default in payment of instalments (if any), applicable taxes and any other charges/amounts. The Allottee/s further agree/s and acknowledge/s that the

Developer's obligation of delivering possession of the said Apartment shall come to an end on the expiry of the time as stipulated by the Developers and that subsequent to the same, the Developers shall not be responsible and/or liable for any obligation towards the Allottee/s for the possession of the said Apartment.

11. If, within a period of five years from the date of offering the said Apartment to the Allottee/s, the Allottee/s brings to the notice of the Developers any structural defect in the said Apartment or the building in which the said Apartment is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Developers at its own cost and in case it is not possible to rectify such defects, then the Allottee/s shall be entitled to receive from the Developer, compensation for such defect in the manner as provided under the Act. However, it is agreed that the Developers shall not be liable for any such defects if the same have been caused by reason of the default and/or negligence of the Allottee/s and/or any other allottee of the Project and/or any other third party or person or on account of any force majeure events including on account of any redecoration / any other work undertaken by the Allottee/s of the Project. Further, Parties agree to appoint a third part expert, who shall be a nominated surveyor to be mutually appointed by the Parties, who shall then submit a report to state the defects in the said Apartment or the building, if any, and his report shall be final and binding upon the Parties.
- 11.1 After the Possession Date, any damage due to wear and tear of whatsoever nature is caused to thereto, the Developers shall not be responsible for the cost of reinstating and/or repairing such damage caused by the Allottee/s and the Allottee/s alone shall be liable to rectify and reinstate the same at his/her/its/their own costs.
12. The Allottee/s shall use the said Apartment, or any part thereof, or permit the same to be used only for purpose of residence. The Allottee/s shall use the Car Parking Space only for the purpose of keeping or parking vehicle.
13. The Allottee/s, along with the other Allottee(s) of the Apartments in each of the Free Sale Building Tower or of each Phase of the said Free Sale Buildings, shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Developers may decide and/or apex body of all the societies formed therein, and for this purpose also from time to time, sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company, and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Developers within seven days of the same being forwarded by the Developers to the Allottee/s,

so as to enable the Developers to register the common organization of Allottee/s. No objection shall be taken by the Allottee/s 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. Any delays in signing and handing over of documents by the Allottee/s to the Developers shall not constitute default of the Developers and the prescribed time period shall stand extended accordingly.

- 13.1 With a view to preserve the intrinsic value of the Project by ensuring high standard of maintenance and upkeep, at its discretion but not as an obligation, be involved / undertake / conduct either by itself or through Facility Management Company (in terms of this Agreement), the maintenance and management of the Project or certain restricted areas in the Project/Free Sale Building, without any reference to the Allottee/s and other occupants of the Project/Free Sale Building, even after formation of the Society/Association/Company/Apex Body/Apex Bodies on such terms and conditions as the Developers may deem fit and the Allottee/s hereby gives their unequivocal consent for the same. For these purposes the Developers may, in its discretion provide suitable provisions in the constitutional documents of the Society/Association/Company/Apex Body/Apex Bodies.
  
- 13.2 Make provisions for payment of outgoings/CAM to the Society/Association/Company/Apex Body/Apex Bodies for the purposes of maintenance of the building in which the said Apartment is located and the Project/Free Sale Buildings.
  
- 13.3 Except Car Parking Space(s) allotted by the Developers in accordance to this Agreement, the Allottee/s agree(s) and confirm(s) that all parking space(s) including open parking space(s) will be dealt with in accordance with the applicable laws. The Allottee/s hereby declares and confirms that except for the Car Parking Space(s) allotted by the Developer, the Allottee/s does not require any parking space/s including any right towards open parking space(s) and accordingly the Allottee/s waives his/her/its/their claim, right, title, interest whatsoever on the areas of parking space(s) in the Project. The Allottee/s further agree(s) and undertake(s) that he/she/it/they shall have no concerns towards the identification and allotment/allocation of parking space(s) done by Developers/ association, at any time and shall not challenge the same anytime in future. The Allottee/s agree(s) and acknowledge(s) that Developer/the association shall deal with the parking space(s) in the manner Developer/association deems fit, subject to the applicable laws.

13.4 The Promoter shall (subject to their right to dispose of the remaining apartments, if any) execute the conveyance of structure of that building or wing of that building (excluding basements and podiums) to Society or Association or Limited Company within one month from the date of issue of occupancy certificate.

As this is layout Project, the Promoter shall execute the conveyance of the entire undivided or inseparable land underneath all buildings jointly or otherwise to the Apex body within three months from the date of issue of occupancy certificate to the last of the building or wing in the layout.

The Allottee/s hereby agree(s) and confirm(s) that till conveyance of the building and underlying land to the association/society/company/apex body, the Allottee/s shall continue to pay all the outgoings as imposed by Municipal Corporation of Greater Mumbai and / or concerned authorities and proportionate charges to the Developers from time to time.

13.5 **Formation of the Apex Body:-**

- (i) Within a period of 3 (three) months from the obtainment of the Occupation Certificate of the last building in the layout of the said Free Sale Land and the Future Development, the Promoter shall submit application/s to the Competent Authority to form a federation of societies comprising the Society and Other Societies, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules ("Apex Body");
- (ii) The costs, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Apex Body, including in respect of (a) any documents, instruments, papers and writings, and (b) any professional fees charged by the Advocates and Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the Apex Body and its members / intended members, and the Promoter shall not be liable towards the same.

**13.6 Transfer of the said Free Sale Buildings and the said Free Sale Land**

- The Allottee/s hereby acknowledge(s) and agree(s) that the Project is a part of a larger layout development and as such the Developers shall convey only the built-up area of each of the Free Sale Building Tower (except the basement and podium), if permissible under law to the society/association formed of the individual Free Sale Building Tower/Phase, which shall not be later than 3 (three) months from the date of completion of the each of the

Free Sale BuildingTower/Phase and receipt of occupation certificate in respect thereof OR handover all the Flats / units in the said building to respective purchasers/Allottees of the Building(s)/Wing(s) whichever is later.

- In case of land owned by Government Bodies including State Govt., MCGM, MHADA, MMRDA etc., the Chief Executive Officer of the Slum Rehabilitation Authority ("SRA") shall pursuant to Section 15A of the Maharashtra Slum Areas (Improvement, Clearance & Redevelopment) Act, 1971 ("Slum Act") and upon completion of the entire development of the Larger Land and the Future Developments including the completion of development on the additional land by utilizing the entire FSI/TDR that may be permitted to be utilized therein in accordance with D.C. Regulations that may be in force from time to time, lease the Larger Land including the said Free Sale Land (save and except the said Right of Way) but excluding land beneath the rehab building, buildable and non-buildable reservations to be handed over to the Authorities in favour of the Society/Apex Body formed of the association. The Allottee/s hereby agree(s) that he/she/it has understood the provisions of this clause and hereby gives his/her/its unequivocal consent for the same. The Allottee/s hereby agree(s) and confirm(s) that till conveyance/lease of the buildings and land as aforesaid to the association or apex body (as the case may be), the Allottee/s shall continue to pay all the outgoings as imposed by MCGM and / or concerned authorities and proportionate charges to the Developers from time to time.
- The Allottee/s hereby agree(s) and confirm(s) that till conveyance/lease of the buildings and underlying Land/Free Sale Land to the association or apex body (as the case may be), the Allottee/s shall continue to pay all the outgoings as imposed by MCGM and / or concerned authorities and proportionate charges to the Promoter from time to time.
- Accordingly, SRA shall execute Deed of Lease in favour of the Society/Apex Body after completion of the necessary formalities as contemplated under Section 15A of the Slum Act.
- Till a Lease as aforesaid and conveyance/lease of the Building on which the building in which Unit is situated is executed in favour of the society/ Apex Body or federation, the Allottee/s shall permit the Developer and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Free Sale Land/Larger Land or any part thereof to view and examine the state and condition thereof.

- It is clarified that the only obligation of the Developers in this regard shall be to make the requisite applications to the concerned authorities and to make reasonable endeavours for execution of the transfer as aforesaid in favour of the Society/Apex Body. The proposed lease deed and/or conveyance or other instrument of transfer in favour of the Society/Apex Body shall be in accordance with the applicable laws, provisions of the DCR and the policies pertaining to the redevelopment schemes under Regulation 33 (10) and Appendix IV of the DCR, as may be adopted from time to time by the SRA/Government of Maharashtra. All the costs, charges and expenses, penalties, goods and service tax and other central government/state government taxes imposed, including but not limited to stamp duty and registration fees in respect of such documents/instruments for effectuating the aforesaid transfer shall be borne and paid by the Society/Apex Body; and the Developers shall not be liable to bear and pay any amounts towards the same.
- The Allottee/s has/have understood the aforesaid scheme as envisaged by the Developers regarding the aforesaid transfer in favour of the Society/Apex Body; and the Allottee/s hereby agree/s and undertake/s with the Developers that the Allottee/s shall never hold the Developers responsible or liable if the concerned authorities do not execute or approve the lease deed for the aforesaid transfer in favour of the Society/Apex Body or any other document of transfer in respect of the building/Composite Building/free sale building in favour of the Society. Moreover, the execution of the documents for effectuating the transfer in favour of the Society shall be subject to such terms and conditions as may be prescribed by the SRA, the MCGM and/or any other concerned authorities and/or the Government and the Allottee/s hereby agree/s and undertake/s that the Allottee/s shall not challenge or raise a dispute with regard to any of such terms and conditions, which may be onerous in nature.
- The Society shall admit all purchasers of Flats / units and premises in the aforesaid Free Sale Building Tower as members, in accordance with its bye-laws.
- The Developers may sell, transfer or assign all their rights, title and interest in the Larger Land (subject to the rights and interests created in favour of the Purchaser under this Agreement) including in respect of the unsold Flats/units in the Project but without in any manner affecting the Allottee's right. The Allottee/s hereby irrevocably and unconditionally declare/s,

agree/s, undertake/s, covenant/s, confirm/s and assure/s that it shall not raise objection to the aforesaid right of the Allottee in any manner;

13.7 The charges, costs, expenses for conveyance/assignment of leasehold rights, including but not limited to, Competent Authority Transfer Charge, or any other charge or taxes that may be levied due to this transaction by Competent Authority, Government or Quasi-Government, Judicial Or Quasi-Judicial Authorities, or any other charge for the transfer of the said plot on 'actual basis', shall be borne by the Allottee/s in proportion to his gross usable area, and that the Allottee/s shall come forward to accept conveyance of the said Free Sale Land in the name of the Society formed, within two (02) months from the date of intimation by the Developer. This amount is not included in Agreement Value and shall be calculated and informed to the members of the Society/Association/Company/Apex Body after Occupancy Certificate.

13.8 The Allottee/s agree that within 15 days, after notice in writing is given by the Developers to the Allottee/s that the said Apartment is ready for use and occupancy, the Allottee/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the said Apartment) of outgoings in respect of the said Free Sale Land and the Free Sale Buildings namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said Free Sale Land and the said Free Sale Building/s. Until the Society or Association or Limited Company is formed, and the said structure of the said Free Sale Building/s or Wings is transferred to it, the Allottee/s shall pay to the Developers such proportionate share of outgoings, as may be determined. The Allottee/s further agrees that till the Allottee's share is so determined, the Allottee/s shall pay to the Developers provisional monthly contribution as per the details more particularly provided in the Fifth schedule per month towards the outgoings, which shall be paid in advance for \_\_\_\_\_ months on/before possession of the said Apartment. The amount so paid by the Allottee/s to the Developers shall not carry any interest and remain with the Developers 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 Developers to the Society or the Limited Company, as the case may be.

14. The Allottee/s shall, on or before delivery of possession of the said Apartment make payment to the Developers of the amounts more particularly provided in Fifth Schedule.
15. The Allottee/s shall pay to the Developers an amount as more particularly provided in Fifth Schedule for meeting all legal costs, charges, and expenses, including professional costs of the Attorney-at-Law/Advocates of the Developers 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.
16. At the time of registration of conveyance or lease or Assignment of the said Free Sale Land (including Future Development) together with structure of the Building or Wing of the Building, the Allottee/s shall pay to the Developer, the Allottees' 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 said Free Sale Land, the Allottee/s shall pay to the Developer, the Allottees' 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.

## **17. FOREIGN EXCHANGE MANAGEMENT ACT**

- 17.1 The Allottee/s clearly and unequivocally confirm/s that in case remittances related to the Total Consideration and/or all other amounts payable under this Agreement for the said Apartment are made by non- resident/s/foreign national/s of Indian origin, shall be the sole responsibility of the Allottee/s to comply with the provisions of the Foreign Exchange Management Act, 1999 ("FEMA") or statutory enactments or amendments thereof and the rules and regulations thereunder and/or any other Relevant Laws including that of remittance of payments, acquisition/sale or transfer of immovable Land/ies in India and provide to the Developers with such permission/approvals/no objections to enable the Developers to fulfill its obligations under this Agreement. Any implications arising out of any default by the Allottee/s shall be the sole responsibility of the Allottee/s. The Developers accepts no responsibility in this regard and the Allottee/s shall keep the Developers fully indemnified for any harm or injury caused to it for any reason whatsoever in this regard. Whenever there is a change in the residential status of the Allottee/s, subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee/s to intimate in writing to the Developers immediately and comply with

all the necessary formalities, if any, under the Relevant Laws.

## 18. **ANTI-MONEY LAUNDERING**

The Allottee/s hereby declare(s), agree(s) and confirm(s) that the monies paid/payable by the Allottee/s under this Agreement towards the said Apartment is not involved directly or indirectly to any proceeds of the scheduled offence and is/are not designed for the purpose of any contravention or evasion of the provisions of the Prevention of Money Laundering Act, 2002, rules, regulations, notifications, guidelines or directions of any other statutory authority passed from and/or amended from time to time (collectively “Anti Money Laundering”).

- 18.1 The Allottee/s further declare(s) and authorize(s) the Developers to give personal information of the Allottee/s to any statutory authority as may be required from time to time. The Allottee/s further affirms that the information/ details provided is/are true and correct in all respect and nothing has been withheld including any material facts within his/her/their/its knowledge.
  
- 18.2 The Allottee/s further agree(s) and confirm(s) that in case the Developers become aware and/or in case the Developers are notified by the statutory authorities of any instance of violation of Anti- Money Laundering, then the Developers shall at its sole discretion be entitled to cancel/terminate this Agreement. Upon such termination the Allottee/s shall not have any right, title or interest in the said Apartment neither have any claim/demand against the Developer, which the Allottee/s hereby unequivocally agree(s) and confirm(s). In the event of such cancellation/termination, the monies paid by the Allottee/s shall be refunded by the Developers to the Allottee/s in accordance with the terms of this Agreement only after the Allottee/s furnishing to the Developers a no-objection / consent letter from the statutory authorities permitting such refund of the amounts to the Allottee/s.
  
19. The Allottee/s agree(s) and undertake(s) that on receipt of possession, the Allottee/s shall carry out any fit-out/interior work strictly, in accordance, with the rules and regulations framed by the Developer/association and without causing any disturbance, to the other purchasers of apartment(s)/premises/units in the Project. Without prejudice to the aforesaid, if the Allottee/s makes any unauthorized change or alteration or causes any unauthorized repairs in or to the said Apartment or the building, the Developers shall be entitled to call upon the Allottee/s to rectify the same and to restore the said Apartment and/or building to its original condition within 30 (thirty) days from the date of intimation by the Developers in that behalf. If the Allottee/s does not rectify the breach within such period of 30 (thirty) days, the Developers may carry out necessary

rectification/restoration to the said Apartment or the building (on behalf of the Allottee/s) and all such costs/charges and expenses incurred by the Developers shall be adjusted from the fit-out deposit deposited by the Allottee/s with the Developer, in case such costs/charges and expenses incurred by the Developers are over and above the aforesaid fit-out deposit, then the same shall be reimbursed by the Allottee/s. If the Allottee/s fail(s) to reimburse to the Developers any such costs/charges and expenses within 7 (seven) days of demand by the Developer, the same would be deemed to be a charge on the said Apartment. The Allottee/s hereby indemnifies and agrees to always keep saved, harmless and indemnified, the Developers(i) from and against all actions, proceedings, claims, demands, costs, charges and expenses whatsoever, which may be made against the Developers or which the Developers may suffer or incur as a result of any unauthorized change or alteration in or causing any unauthorized repairs in or to the said Apartment or the building(s)/Wing(s) and (ii) for all costs and expenses incurred by the Developers for instituting any legal proceedings for recovery of such costs/charges and expenses incurred by it for rectification/restoration to the said Apartment or the building(s)/Wing(s).

20. Upon the possession of the said Apartment being delivered to the Allottee/s, the Allottee/s shall be deemed to have granted a license to the Developer, its engineers, workmen, labourers or architects to enter upon the said Apartment by reasonable notice in writing or in case of emergency without notice, for the purpose of rectifying any defect or damage to the building or if necessary any part of the said Apartment provided the said Apartment is restored to the same condition, as far as possible, after the restoration work or rectification of the defect or damage caused due to any act of commission or omission of the Allottee/s or his agents and the Allottee/s shall reimburse and/or pay to the Developers or any other person the loss or damage suffered by them on account of the act of the Allottee/s or his agents. The Developers shall not be liable for any theft or loss or inconvenience caused to the Allottee/s on account of entry to the said Apartment as aforesaid. If the said Apartment is closed and in the opinion of the Developers any rectification or restoration is necessary in the interest of the building and/or purchasers therein, the Allottee/s consent(s) to the Developers to break open the lock on the main door/entrance of the said Apartment and the Developers shall not be liable for any loss, theft or inconvenience caused to the Allottee/s on account of such entry into the said Apartment.

21. **FACILITY MANAGEMENT COMPANY**

21.1 By executing this Agreement, the Allottee/s agree/s to the appointment of any agencies by the Developers ("**Facility Management Company**") to manage,

upkeep and maintain the building and the Land, club house, meeting room, sewerage treatment plant, garbage, disposal system and such other facilities, that the Developers may require to install, operate, and maintain common areas, amenities, common facilities, parking areas and open spaces. The Facility Management Company shall also be entitled, to collect the outgoings, provisional charges, taxes, levies and other amounts in respect of the building (including the Purchaser's proportionate share of the outgoings as provided under this Agreement). It is hereby clearly clarified, agreed, and understood that the Facility Management Company shall also be entitled to exercise its rights for collecting the charges and expenses mentioned herein, even after formation of the association. The Allottee/s hereby agree/s and confirm/s such agreement /contract/arrangement that the Developers have or may have to enter into with the Facility Management Company.

21.2 The Allottee/s agree(s) to pay the necessary fees as may be determined by the Developer/Facility Management Company.

21.3 The Allottee/s further agree(s) and undertake(s) to be bound from time to time to sign and execute all papers, documents, deeds and/or other writings as required, at the sole discretion of the Developer/ Facility Management Company, for the purposes of framing rules for management of the Building(s)/Wing(s) and use of the said Apartment by the Allottee/s for ensuring safety and safeguarding the interest of the Developer/Facility Management Company and other purchasers of apartment(s)/premises/units in the building(s)/Wing(s) and the Allottee/s also agree(s) and confirm(s) not to raise any disputes/claims against the Developer/Facility Management Company and other purchasers of apartment(s)/premises/units in this regard.

## 22. **REPRESENTATIONS AND WARRANTIES OF THE DEVELOPER**

22.1 The Developers hereby represents and warrants to the Allottee/s as follows:

- i. The Developers have clear and marketable entitlement with respect to the said Free Sale Land; as declared in the Title Report annexed to this Agreement and has the requisite rights to carry out development upon the said Free Sale Land, and also has actual, physical and legal possession of the said Free Sale Land for the implementation of the Project;
- ii. The Developers have 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 said Free Sale Land or the Project except those disclosed in the Title Report, if any;
- iv. There is no litigation pending before any Court of Law with respect to the said Free Sale Land or Project except those disclosed in the Title Report, if any;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Free Sale Land and said Project are valid and subsisting, and have been obtained by following the due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, said Free Sale Land and said Project shall be obtained by following due process of law and the Developers have been and shall at all times, remain to be in compliance with all the applicable laws in relation to the Project, said Free Sale Land, Project and common areas;
- vi. The Developers have the right to enter into this Agreement and has neither committed nor omitted to perform any act or thing, whereby the right, title, and interest of the Allottee/s created herein, may prejudicially be affected;
- vii. Save and except as disclosed, the Developers have not entered into any Agreement for Sale and/or Development Agreement, or any other Agreement/arrangement, with any person or party with respect to the said Free Sale Land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee/s under this Agreement;
- viii. The Developers confirm that the Developers are not restricted in any manner whatsoever from selling the said Apartment to the Allottee/s in the manner contemplated in this Agreement;
- ix. At the time of execution of the Conveyance Deed of the structure to the Association of Allottees, the Developers shall handover lawful, vacant, peaceful, physical possession of the Common Areas of the Structure to the Association of the Allottees;
- x. The Developers have duly paid, and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Project to the competent Authorities;

- 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 Free Sale Land) has been received or served upon the Developers in respect of the said Free Sale Land and/or the Project, except those disclosed in the Title Report.

23. The Parties confirm that the Developers reserves to itself the unfettered right to the full, free and complete right of way and means of access over the said Larger Land *inter alia* the said Free Sale Land and the Project, with the authority to grant such rights to the Allottee/s and/or users of apartment(s)/premises/units in the building(s)/Wing(s) being constructed on the said Free Sale Land at all times and the right of access to the said Free Sale Land for the purpose of installing, repairing, maintaining and inspecting the club house and meeting room, and amenities (including underground and overhead) other amenities necessary for the full and proper use and enjoyment of the said Free Sale Land without in any way obstructing or causing nuisance to the ingress and egress of the Allottee/s /other occupants of apartment(s)/premises/units in the Project.

23.1 The Parties confirm that necessary provisions for the above shall be made in the transfer documents such as deeds of transfer/assignment/declaration/deeds of said Apartment to be executed in respect of the sale/transfer of apartment(s)/premises/units in the buildings to be constructed on the said Free Sale Land. The Allottee/s hereby expressly agree/s to the same.

24. The Allottee/s himself/herself/themselves with the intention to bring all persons into whosoever hands the said Apartment may come, hereby covenants with the Developers as follows: -

- i. To maintain the said Apartment at the Allottee's own cost, in good and tenantable repair and condition from the date on which the possession of the said Apartment is received, and shall not do, or suffer to be done anything in or to the building in which the said Apartment 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 Apartment is situated and the said Apartment itself, or any part thereof, without the consent of the local authorities, if required.
- ii. Not to store in the said Apartment 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 Apartment 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 are likely to damage the staircases, common passages or any other structure of the building in which the said Apartment is situated, including entrances of the building in which the said Apartment is situated and in case any damage is caused to the building in which the said Apartment is situated or the said Apartment on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for the consequences of the breach.

- iii. To carry out at his own cost, all internal repairs to the said Apartment and maintain the said Apartment in the same condition, state and order in which it was delivered by the Developers to the Allottee/s and, shall not do or suffer to be done anything in, or to the Building in which the said Apartment is situated or to the said Apartment, which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee/s committing any act in contravention of the above provision, the Allottee/s 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 Apartment 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 Apartment, or any part thereof, nor any alteration in the elevation and external colour scheme of the Building in which the said Apartment is situated, and shall keep the portion, sewers, drains and pipes in the said Apartment and the appurtenances thereto, in good tenantable repair and condition, and in particular, so as to support, shelter and protect the other parts of the building in which the said Apartment is situated, and shall not chisel, or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the said Apartment without the prior written permission of the Developers and/or the Society or the Limited Company.
- v. Not to do, or permit to be done, any act or thing which may render void or voidable any insurance of the said Land and the Building in which the said Apartment 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 Apartment in the compound, or any portion of the

said Land and the Building in which the said Apartment is situated.

- xii. That the dry and wet garbage shall be separated and the wet garbage generated in the Project shall be treated separately by the residents/occupants of the Project.
- xiii. Pay to the Developer, within fifteen days of demand by the Developer, his share of security deposit demanded by the concerned local authority or Government giving water, electricity, or any other service connection to the building in which the said Apartment is situated.
- xiv. 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 Apartment by the Allottee/s for any purposes other than the purpose for which it is sold.
- xv. Not cause any nuisance, hindrance, disturbance and annoyance to other purchasers of apartment(s)/premises/units in the building or other occupants or users of the building, or visitors to the building, and also occupiers of any adjacent, contiguous or adjoining properties.
- xvi. Not to cover or enclose in any manner whatsoever, the open terrace/s, the open balcony/ies, verandah, parking space/s or other open spaces forming a part or appurtenant to the apartment/s in the building, without the prior written permission of the Developer/association/concerned authorities.
- xvii. After possession of the said Apartment is handed over the Allottee/s, the Allottee/s may insure the said Apartment from any loss, theft, damage caused due to human intervention or due to any act of god or other force majeure incident including fire, riot, strikes, earthquakes, natural calamity or any other cause beyond reasonable human control, and the Developers shall not be responsible for any loss/damage suffered thereafter.
- xviii. The Allottee/s and/or the Developers shall present this Agreement as well as the conveyance and / or any other document as may be required, in accordance to the provisions of the Registration Act, 1908.
- xix. The Allottee/s 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 Apartment, until all the dues payable by the Allottee/s to the Developers under this Agreement are fully paid up and without the prior consent of the

Developer and the Allottee's shall pay, to the Developers, assignment/facilitation charges (being pre-determined facilitation and processing charges) calculated at \_\_\_% (\_\_\_ per cent) of the Consideration of the said Apartment, at the on-going sale value or the resale value, whichever is higher, without demur and protest.

- xx. The Allottee/s shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned Local Authority, and of Government and other public bodies. The Allottee/s 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 Apartment 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.
- xxi. Till a conveyance of the structure of the building in which the said Apartment is situated is executed in favour of Society/Limited Society, the Allottee/s shall permit the Developers 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;
- xxii. The Allottee/s agree(s) to use the said Apartment or any part thereof or permit the same to be used only for the purpose for which it has been approved. The Allottee/s further agree(s) to use the Car Parking Space only for the purpose of keeping or parking car its own car.
- xxiii. The Allottee/s hereby confirms/s and acknowledge/s that the specifications mentioned in the advertisement / communications or the sample apartment / mock apartment and its colour, texture, the fitting(s) / fixture(s) or any installations depicted therein are only suggested and the same are not intended to be provided as a standard specifications and/or services or cannot be construed as the same. The Allottee/s has/have not relied on the same for his/her/their/its decision to acquire the said Apartment in the Project and also acknowledges that the Allottee/s has/have seen all the sanctioned layout plans and the time schedule of completion of the Project.

xxiv. The Allottee/s undertakes that the Allottee/s has/have taken the decision to purchase the said Apartment in the Project out of his/her/their own free will, based solely upon the information provided along with the documents enclosed, after giving careful consideration to the nature and scope of the entire development explained to the Allottee/s by the Developers in person including the disclosures contained herein and on the basis of the specifications, locations, quality, services, etc. contained in this Agreement.

xxv. Save and except the information / disclosure contained herein the Allottee/s confirm/s and undertake/s not to make any claim against Developers or seek cancellation of the said Apartment or refund of the monies paid by the Allottee/s by reason of anything contained in other information / disclosure not forming part of this Agreement including but not limited to publicity material / advertisement published in any form or in any channel.

xxvi. The Allottee/s agrees and undertakes that the Developers shall not be responsible in any manner whatsoever in case of any attachment or other proceedings that may be made or taken in respect of the said Apartment and/or Car Parking Space (s) by concerned authorities due to non-payment by the Allottee/s or any other apartment purchaser of their respective proportion of the taxes / outgoings payable to the concerned authorities on account of default in making such payments. To comply with all the terms and conditions as mentioned in this Agreement including but not limited to payment of all such amounts within the timelines stipulated under this Agreement or as and when demanded by the Developer.

25. The Developers shall maintain a separate account in respect of sums received by the Developers from the Allottee/s 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.

25.1 In case the transaction being executed by this Agreement between the Developers and the Allottee/s is facilitated by a Registered Real Estate Agent, all amounts (including taxes) agreed as payable remuneration/fees/charges for services/commission/brokerage to the said Registered Real Estate Agent, shall be paid by the Developer/Allottee/Both, as the case may be, in accordance with the agreed terms of payment.

26. **RIGHTS OF THE DEVELOPER**

## **26.1 Hoarding Rights**

The Allottee/s hereby agrees that the Developers may and shall always continue to have the right to place/erect hoarding/s on the said Land, of such nature and in such form as the Developers may deem fit and the Developers shall deal with such hoarding spaces as its sole discretion until conveyance to the association and the Allottee/s agree/s not to dispute or object to the same. The Developers shall not be liable to pay any fees / charges to the association for placing / putting up the hoarding/s, provided that if any municipal taxes become payable for such use, then the same shall be borne and paid by the Developers and/or by the transferee (if any).

## **26.2 Retention**

Subject to, and to the extent permissible under the applicable laws, the Developers may, either by itself and/or its nominees/associates/affiliates also retain some portion / units/ apartments in the Project which may be subject to different terms of use, including as a guest house / corporate apartments.

## **26.3 Unsold Apartment**

- i. All unsold and/or unallotted apartment(s)/premises/units, areas and spaces in the building, including without limitation, car parking spaces and other spaces in the basement and anywhere else in the Project or the said Free Sale Land shall always belong to and remain the property of the Developers at all times and the Developers shall continue to remain in overall possession of such unsold and/or unallotted apartment(s)/ premises / units and shall be entitled to enter upon the said Free Sale Land to enable it to complete any unfinished construction work and to provide amenities and facilities as the Developers may deem necessary.
- ii. The Developers shall without any reference to the Allottee/s, association, be at liberty to sell, let, sub-let, dispose of or otherwise deal with in any manner whatsoever all such unsold and/or unallotted apartment(s)/premises/units and spaces therein, as it deems fit. The Developers shall be entitled to enter in separate agreements with the purchasers of different apartment(s)/premises/units in the Project on terms and conditions decided by the Developers in its sole discretion and shall without any delay or demur enroll the new Allottee/s as member/s of the association. The Allottee/s and / or the association shall not claim any reduction in the Total Consideration and/or any damage on the ground of inconvenience and /or nuisance or on any other ground whatsoever. Further, the Developers shall not be liable to pay / contribute any amount on account of non-occupancy charges or for any other charges / fund

provided for under the bye-laws, rules and regulations or resolutions of the association.

**26.4 Additional Construction**

The Allottee/s hereby agrees that the Developers shall be entitled to construct any additional area/structures over and above the Free Sale Buildings and the Future Development as the Developers may deem fit and proper and the Developers shall, at its sole discretion, deal with and/or dispose of the same without any reference to the Allottee/s and/or the association, upon its formation/registration, as the case may be, in accordance with the terms of the applicable laws and the Allottee/s agrees not to dispute or object to the same. The right hereby reserved shall be available to the Developers until the complete optimization of the said Free Sale Land and the Future Development.

26.5. The Allottee/s hereby agrees that the Developers, subject to the approval of the authorities and the discretion of the Developers, the Developers shall be entitled to construct any additional area/structures/floors from over and above the each of the Phase and the possession/completion date of such separate phase (separate real estate project) may be different date, and the Allottee/s agrees to the Developers for the same, and confirm and undertake that the Allottee/s shall not raise any objection for the same, at any time. The Allottee(s) hereby accepts and agrees that the total floors of the Free Sale Buildings, structures, and/or floors may be lowered to any floor, subject to the authorities' approval and the Allottee/s agree, confirm and undertake that the Allottee/s shall not raise any objection for the same.

27. Nothing contained in this Agreement is intended to be, nor shall be construed as a grant, demise, or assignment in law, of the said Apartment and building or any part thereof. The Allottee/s shall have no claim, save and except in respect of the said Apartment hereby agreed to be sold to him and, all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces, will remain the property of the Developer, until the said structure of the building is transferred to the Society/Limited Company or other body, and until the Free Sale Land is transferred to the Apex Body/Federation as hereinbefore mentioned.

**28. DEVELOPERS SHALL NOT MORTGAGE OR CREATE A CHARGE**

After the Developers executes this Agreement, he shall not mortgage or create a charge on the said Apartment, and if any such mortgage or charge is made or created, then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the

Allottee/s who has taken or agreed to take such said Apartment.

29. **BINDING EFFECT**

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

30. **ENTIRE AGREEMENT**

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter thereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Apartment. The Allottee/s hereby expressly admits acknowledges and confirms that no terms, conditions, particulars or information, whether oral, written or otherwise, given or made or represented by the Developers and/or its agents to the Allottee/s and/or his agents, including those contained/given in any advertisement or brochure or publicity materials, other than such terms, conditions and provisions contained herein shall be deemed to form part of this Agreement or to have induced the Allottee/s in any manner to enter into this Agreement. This Agreement supersedes all previous arrangement, agreement, exchange of documents including marketing materials brochures etc.

31. **RIGHT TO AMEND**

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

32. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/S/ SUBSEQUENT ALLOTTEES**

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

33. **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 the 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.

34. **WAIVER**

Any delay tolerated or indulgence shown by the Developer, in enforcing the terms, conditions, covenants, stipulations and/or provisions of this Agreement, or any forbearance, or giving of time, to the Allottee/s by the Developer, shall not be treated/construed /considered, as a waiver or acquiescence on the part of the Developers of any breach, violation, non-performance or non-compliance by the Allottee/s of any of the terms, conditions, covenants, stipulations and/or provisions of this Agreement, nor shall the same in any manner prejudice, the rights/remedies of the Developer.

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

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

36. **FURTHER ASSURANCES**

Both Parties agree that they shall execute, acknowledge, and deliver to the other, such instruments and take such other actions, in addition 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 Developers through its authorized signatory at the Developer's Office, or at some other place, which may be mutually agreed between the Developers and the Allottee/s and simultaneously with the execution, the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Mumbai.

The Allottee/s and/or Developers shall present this Agreement as well as the Lease Deed/ Conveyance at the proper registration office of registration within the time-limit prescribed by the Registration Act, 1908 and the Developers will attend such office and admit execution thereof.

38. **NOTICE**

38.1 That all notices to be served on the Allottee/s and the Developers as contemplated by this Agreement, shall be deemed to have been duly served if delivered to the Allottee/s or the Developers by Registered Post A. D. and/or sent by mail on their notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Name of Allottee/s

(Allottee's Address)

Notified Email ID:

Notified Email ID:

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

38.3 In case of more than one Allottee/s, default notice, letters, receipts, demand notices to be served under this Agreement may be served upon to the first mentioned Allottee/s onto the above mentioned address or any address later notified by the first mentioned Allottee/s and the same shall be a sufficient proof of receipt of default notice, letters, receipts, demand notices and other communication by all the Allottee/s and the same shall fully and effectively

discharge the Developers of its obligation in this regard.

**39. SATISFIED WITH THE DEVELOPER'S TITLE**

The Allottee/s hereby declare/s that he/she/they/it has gone through this Agreement and all the documents relating to the Project and has expressly understood the contents, terms and conditions of the same and the Developers have entered into this Agreement with the Allottee/s relying solely on the Allottee/s agreeing, undertaking and covenanting to strictly observe, perform, fulfill and comply with all the terms and conditions, covenants, stipulations, obligations and provisions contained in this Agreement and on part of the Allottee/s to be observed, performed and fulfilled and complied with and therefore, the Allottee/s hereby jointly and severally (as the case may be) agrees, undertake/s and covenant/s to indemnify, save, defend and keep harmless at all times hereafter, the Developers and their successors and assigns from and against all costs, charges, expenses, losses, damages, claims, demands, suits, actions, proceedings, prosecutions, fines, penalties and duties which they or any of them may have to bear, incur or suffer and/or which may be levied or imposed on them or any of them, by reason or virtue of or arising out of any breach, violation, non-observance, non-performance or non-compliance of any of the terms, conditions, covenants, stipulations and/or provisions hereof by the Allottee/s.

**40. JOINT ALLOTTEES**

That in case there are Joint Allottees, all communications shall be sent by the Developers to the Allottee whose name appears first, and at the address given by him/her/them, which shall, for all intents and purposes, be considered as properly served on all the Allottees.

**41. STAMP DUTY AND REGISTRATION**

The charges towards Stamp Duty and Registration of this Agreement shall be borne by the Allottee/s.

**42. DISPUTE RESOLUTION**

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

**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 and the Mumbai Courts will have the jurisdiction for this Agreement. Further, all the terms & conditions, rights and obligations of the parties as contained hereunder shall be subject to the provisions of Real Estate (Regulation and Development) Act, 2016 ("Act") and the schedule Rules and Regulations made thereunder ("Rules and Regulations") and the exercise of such rights and obligations shall be subject to the provisions of the Act and the Rules and Regulations made thereunder. Any change so prescribed by the Act shall be deemed to be automatically included in this Agreement and similarly any such provision which is inconsistent or contradictory to the Act shall not have any effect.

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

### **THE FIRST SCHEDULE REFERRED HEREINABOVE**

#### **A. (Description of the Larger Land)**

All that piece and parcel of land bearing Survey No. \_\_\_\_\_

#### **B. (Description of the said Rehab Sale Land)**

All that piece and parcel of land forming part of the Larger Land admeasuring in the aggregate approximately \_\_\_\_\_.

#### **C. (Description of the Free Sale Land)**

All that piece and parcel of land forming part of the Larger Land admeasuring in the aggregate approximately \_\_\_\_\_, and is hatched in Light Green colour on the plan annexed hereto and marked as **ANNEXURE "A"**.

### **THE SECOND SCHEDULE REFERRED HEREINABOVE**

(The said common area and facilities above referred to)

#### **A) Description of the common areas provided :**

<b><u>Sr. No</u></b>	<b><u>Type of common areas provided</u></b>	<b><u>Proposed Date of Occupancy Certificate</u></b>	<b><u>Proposed Date of handover for use</u></b>	<b><u>Size/area of the common areas provided</u></b>
	Internal Roads & Footpaths :			
	Water Supply :			
	Sewerage			

	(Chamber, Lines, Septic Tank , STP) :			
	Storm Water Drains :			
	Landscaping & Tree Planting :			
	Street Lighting :			
	Electrical Meter Room, Sub-Station, Receiving Station :			
	Aggregate area of recreational Open Space :			
	Community Buildings :			
	Treatment And Disposal Of Sewage And Sullage Water :			
	Solid Waste Management And Disposal :			
	Water Conservation, Rain water Harvesting :			
	Energy management :			
	Fire Protection And Fire Safety Requirements :			

**B) Facilities/amenities provided/to be provided within the building including in the common area of the building:**

	<u>Type of facilities/</u>	<u>Phase name/number</u>	<u>Proposed date of</u>	<u>Proposed Date of handing over</u>	<u>Size/area of the facilities/amenities</u>	<u>FSI Utilized</u>

<u>amenities provided</u>	<u>occupany certificate</u>	<u>to the Society/common organization</u>	<u>or free of FSI</u>
Badminton Court (2no.s)	Phase-1		<u>6.1m x13.4m (78 sqm)</u>
Squash Court (1 No.s)	Phase-1		<u>6.4m x 9.75m (62.4 sqm)</u>
Gymnasium	Phase-1		<u>400.01 sqm</u>
Swimming Pool (Semi Covered)	Phase-1		<u>12.00 m x 26.00 m (312 sqm)</u>
Kids Pool (Semi Covered)	Phase-1		<u>6.0 mt x 6.05 m (36.30 sqm)</u>
Multipurpose Hall with Pre-function & Kitchen	Phase-1		<u>530.5 sqm</u>
Café	Phase-1		<u>104.59 sqm</u>
Indoor Games Zone	Phase-1		<u>159.35 sqm</u>
AV Zone	Phase-1		<u>63.08 sqm</u>
Music Studio	Phase-1		<u>75.01 sqm</u>
Reading Lounge	Phase-1		<u>10.02 sqm</u>
Toddler's Soft play area	Phase-1		<u>41.35 sqm</u>
Spa for Ladies & Gents	Phase-1		<u>137.65 sqm</u>
Creche	Phase-1		<u>109.94 sqm</u>
Guest rooms (4 nos)	Phase-1		<u>95.01 sqm</u>

**Following amenities shall be exclusively available to only to allottees of the T4 and T5 and Allottee of T1, T2, T3 shall not have any access and /or right to use the same.**

Badminton Court (Exclusive for T4 & T5) (1 No.s) - 6.1m X 13.4m (78 sqm)
Squash Court (Exclusive for T4 & T5) (1 No.s) – 6.4m x 9.75m (62.4sqm)
Multi-purpose Hall/ Banquet (Exclusive for T4 & T5)- 400.01 sqm

Gymnasium (Exclusive for T4 & T5)- 400.01 sqm
Indoor Games zone (Exclusive for T4&T5)- 235.01 sqm
Guest rooms (Exclusively for T4 & T5)- 135.39 sqm

**C) Facilities/amenities provided/to be provided within the Layout and/or common area of the Layout:**

<u>Type of facilities/amenities provided</u>	<u>Phase name/number</u>	<u>Proposed date of occupancy</u>	<u>Proposed Date of handing over to the Society/common organization</u>	<u>Size/area of the facilities/amenities</u>	<u>FSI Utilized or free of FSI</u>
Overall Landscaped Podium	<u>Phase I</u>			<u>2400 Sqm (Approx)</u>	
Event Lawn	<u>Phase I</u>			<u>460 Sqm (Approx.)</u>	
Kid's Play Area	<u>Phase I</u>			<u>75 sqm (Approx.)</u>	
Sky Pavillion	<u>Phase I</u>			<u>75 sqm (Approx.)</u>	
Jogging Track	<u>Phase I</u>			<u>530 Running mt length (Approx.)</u>	
Walking Track	<u>Phase I</u>			<u>530 Running mt length (Approx.)</u>	
Senior Citizen Pavillion	<u>Phase I</u>			<u>16 sqm (Approx.)</u>	
Meditation Plaza	<u>Phase I</u>			<u>16 sqm (Approx.)</u>	
Barbeque Pavillion	<u>Phase I</u>			<u>20 sqm (Approx.)</u>	
Tennis Court	<u>Phase I</u>			<u>23.77 m x 10.97 m (260.75 sqm)</u>	
Futsal Court	<u>Phase I</u>			<u>15.00 m x 25.00 m (375 sqm)</u>	

**Following amenities in the layout shall be exclusively available to only to allottees of the T4 and T5 and Allottee of T1, T2, T3 shall not have any access and /or right to use the same.**

Swimming Pool (Exclusive for T4 & T5)	<u>Phase I</u>			<u>16.00m x 9.00 m</u> <u>(144 sqm approx.)</u>	
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**D).** The size and the location of the facilities/ amenities in form of open space(RG/PG etc.) provided/ to be provided within the plot and/or within the layout

Type of Open Space (RG/PG) to be provided	Phase name/number	Size open spaces to be provided	Proposed Date of availability for use	Proposed date of handing over to the common organisation
Jogging track	Phase I & II	200m (Approx)		
Cycle Track	Phase I & II	200m (Approx)		
Pickle ball Court	Phase I & II	6m x 13.4 m		
Box Cricket	Phase I & II	20m x 3.6 m		
Futsal Cricket	Phase I & II	15 m x 10 m		
Sky Pavilion	Phase I & II	30 sqm (Approx)		
Senior Citizen Pavilion	Phase I & II	16 sqm (Approx)		
Pet Park	Phase I & II	100 sqm (Approx)		
Kids Play Area	Phase I & II	90 sqm (Approx)		
Multipurpose Lawn	Phase I & II	250 sqm (Approx)		
Landscaped Garden	Phase I & II	1000 sqm (Approx)		

**E.) Details and specifications of the lifts:**

<u>Type Lift</u> <u>(passenger/service/stretcher/goods/fire/evacuation/any other/</u>	<u>Total no. of lifts provided</u>	<u>Number of passenger or carrying capacity in weight (kg)</u>	<u>Speed (mtr/sec)</u>
<u>For T1, T2, T3</u>			
<u>Passenger Lifts</u>	<u>4</u>	<u>15</u>	<u>4</u>
<u>Passenger-Fire Lifts</u>	<u>1</u>	<u>15</u>	<u>4</u>
<u>Service Lifts</u>	<u>1</u>	<u>15</u>	<u>4</u>
<u>Shuttle Lifts</u>	<u>2</u>	<u>15</u>	<u>1</u>
<u>Fire Lift</u>	<u>1</u>	<u>13</u>	<u>4</u>
<u>For T4, T5</u>			
<u>Passenger Lifts</u>	<u>1</u>	<u>15</u>	<u>3</u>
<u>Passenger-Fire Lifts</u>	<u>1</u>	<u>15</u>	<u>3</u>
<u>Service Lifts</u>	<u>1</u>	<u>15</u>	<u>3</u>
<u>Shuttle Lifts</u>	<u>2</u>	<u>15</u>	<u>1</u>
<u>Fire Lift</u>	<u>1</u>	<u>13</u>	<u>3</u>
<u>Clubhouse</u>			
<u>Passenger Lifts</u>	<u>4</u>		
<u>Service Lifts</u>	<u>1</u>		

**THE THIRD SCHEDULE REFERRED HEREINABOVE**

(THE SAID APARTMENT ABOVE REFERRED TO)

Apartment bearing No. \_\_\_\_\_, admeasuring about \_\_\_\_\_ Sq. Meters. of Carpet area and Ancillary area \_\_\_\_\_ of sq. mtrs. along with car parking space(s) in the /single/tandem constructed on Free Sale Building Tower \_\_\_\_\_ at \_\_\_\_\_ level of basement/podium bearing No(s) \_\_\_\_\_ admeasuring \_\_\_\_\_ sq. mtrs. equivalent to \_\_\_\_\_ sq. ft. or mechanical/stilt / open car parking at \_\_\_\_\_ level basement / podium / stilt /mechanical car parking unit bearing No. \_\_\_\_\_ admeasuring \_\_\_\_\_ sf. Ft. having \_\_\_\_\_ sq. ft. length x \_\_\_\_\_ ft. breadth x \_\_\_\_\_ ft. vertical clearance, in the building known as "

\_\_\_\_\_ " situated at \_\_\_\_\_, Mumbai – \_\_\_\_\_ of the project known as " \_\_\_\_\_" which is constructed in or upon the above referred said Free Sale Building, which Apartment is shown on the Floor Plan thereof as **Annexure** ".

#### **THE FOURTH SCHEDULE REFERRED HEREINABOVE**

**(Details of payments to be made by the Allottee/s, Payment Plans, etc.)**

1	<u>Consideration</u>	Rs. _____ (Rupees _____ _____ _____ only) excluding GST & other applicable tax
2	<u>Earnest Money/Part Payment</u>	Rs. _____ (Rupees _____ _____ _____ only), being % of the Consideration (excluding GST & other applicable tax)
3	<u>Balance Consideration</u>	Rs. _____ (Rupees _____ _____ _____ only) excluding GST & other applicable tax
4	<u>The Bank Account details of the Developer for the purpose of making payment by the Allottee/s</u>	<p><u>IFSC Code : ICIC0001247</u>  <u>Branch: LT Powai, Mumbai</u></p> <p><b>A) Bank Details for Realty Evare Heights T1:</b></p> <p><b>Bank Details of L&amp;T:</b></p> <ul style="list-style-type: none"> <li>i. <u>RERA Designated Master Bank</u>  <u>Account No. 777705110639</u></li> <li>ii. <u>RERA Designated Collection</u>  <u>Bank Account No. 777705001742</u></li> <li>iii. <u>RERA Designated Separate</u>  <u>Account No. 777705001743</u></li> </ul>

	<p>iv. <b>RERA Designated Transaction</b>  <b>Bank Account No. 777705001744</b></p> <p><b>B) Bank Details for Realty Eware</b>  <b>Heights T2</b></p> <p><b>Bank Details of L&amp;T:</b></p> <p>v. <b>RERA Designated Master Bank</b>  <b>Account No. 777705110638</b></p> <p>vi. <b>RERA Designated Collection</b>  <b>Bank Account No. 777705001748</b></p> <p>vii. <b>RERA Designated Separate</b>  <b>Account No. 777705001749</b></p> <p>viii. <b>RERA Designated Transaction</b>  <b>Bank Account No. 777705001754</b></p> <p><b>Bank Details for Realty Eware Heights</b>  <b>T4:</b></p> <p><b>Bank Details of L&amp;T:</b></p> <p>i. <b>RERA Designated Master</b>  <b>Bank Account No.</b>  <b>777705110636</b></p> <p>ii. <b>RERA Designated Collection</b>  <b>Bank Account No.</b>  <b>777705001758</b></p> <p>iii. <b>RERA Designated Separate</b>  <b>Account No. 777705001759</b></p> <p>iv. <b>RERA Designated</b>  <b>Transaction Bank Account</b>  <b>No. 777705001760</b></p>
5	Rebate for early payments at the sole discretion of the Developer
6	Nominee

	<u>NAME OF NOMINEE:</u>  <u>ADDRESS OF NOMINEE:</u>  <u>RELATIONSHIP OF NOMINEE WITH</u> <u>THE ALLOTTEE/S :</u>  <u>PAN NO. / ADDHAR CARD NO. OF</u> <u>NOMINEE:</u>
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### Payment Plan (Clause 2.3)

- i. Amount of Rs \_\_\_\_\_/- (Rupees \_\_\_\_\_  
Only/-) simultaneously on execution of this Agreement.
- ii. Amount of Rs \_\_\_\_\_/- (Rupees \_\_\_\_\_  
Only/-) to be paid to the Developers on completion of the Plinth of the Building or Wing in which the said Apartment is located.
- iii. Amount of Rs \_\_\_\_\_/- (Rupees \_\_\_\_\_  
Only/-) to be paid to the Developers on completion of the slabs including podiums and stilts of the Building or Wing in which the said Apartment is located.
- iv. Amount of Rs \_\_\_\_\_/- (Rupees \_\_\_\_\_  
Only/-) to be paid to the Developers on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.
- v. Amount of Rs \_\_\_\_\_/- (Rupees \_\_\_\_\_  
Only/-) to be paid to the Developers on completion of the Sanitary fittings, staircases, lift-wells, lobbies upto the floor-level of the said Apartment.
- vi. Amount of Rs \_\_\_\_\_/- (Rupees \_\_\_\_\_  
Only/-) to be paid to the Developers 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.
- vii. Amount of Rs \_\_\_\_\_/- (Rupees \_\_\_\_\_  
Only/-) to be paid to the Developers 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.

viii. Balance Amount of Rs \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only/-) against, and at the time of handing over of the possession of the said Apartment to the Allottee/s, on or after receipt of Occupancy Certificate or Completion Certificate

**THE FIFTH SIXTH SCHEDULE REFERRED HEREINABOVE**

**(The Allottee/s shall, on or before delivery of possession of the said Apartment make following payment. Clause 14)**

- (i) Rs. \_\_\_\_\_/- for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.
- (ii) Rs. \_\_\_\_\_/- for formation and registration of the Society or Limited Company/Federation/ Apex body.
- (iii) Rs. \_\_\_\_\_/- for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body
- (iv) Rs. \_\_\_\_\_/- for deposit towards provisional monthly contribution towards outgoings of Society or Association or Limited Company/Federation/ Apex body.
- (v) Rs. \_\_\_\_\_/- for Deposit towards Water, Electric, and other utility and services connection charges &
- (vi) Rs. \_\_\_\_\_/- for deposits of electrical receiving and Sub Station provided in Layout.
- (vii) Rs. \_\_\_\_\_/- for club house membership.
- (viii) Rs. \_\_\_\_\_/- refundable interest free security deposit for carrying out fit-out work in the said Apartment.
- (ix) Rs. \_\_\_\_\_/- for document handling charges.

The Allottee/s agree/s, confirm/s and acknowledges that all the charges stated above are estimates and tentative and are subject to change, without notice and at the sole discretion of the Developers

**Holding Charges (Clause 10.2)**

Allottees to pay to the Developers holding charges at the rate of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) per month per square meter of the Carpet Area of the said Apartment

**Outgoing Charges (Clause 13.7)**

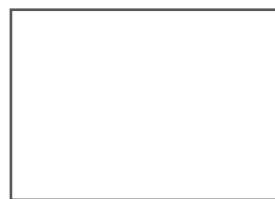
The Allottee/s shall pay to the Developers provisional monthly contribution of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only) per month towards the outgoings

**Legal Charges in connection with formation of the said Society, or Limited Company, or Apex Body, or Federation (Clause 15)**

The Allottee/s shall pay to the Developers a sum of Rupees \_\_\_\_\_ for meeting all legal costs, charges, and expenses, including professional costs of the Attorney-at-Law/Advocates of the Developers 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

**SIGNED AND DELIVERED** by the )  
within named **Jagdale**, by the )  
hand of its duly authorised signatory )  
Mr. \_\_\_\_\_, )  
who has been authorised )  
by a resolution of the Board of Directors )  
of Jagdale passed on \_\_\_\_\_ )  
in the presence of ... )

1.



Sign

Photo

Left Thumb

**SIGNED AND DELIVERED** )  
By the withinnamed "**L&T**" )  
by its Authorised Signatory )  
\_\_\_\_\_ )  
authorised by the Resolution )

dated \_\_\_\_\_ )

passed by its Board of Directors )

In the presence of )

1.

2.



Sign



Photo



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**SIGNED & DELIVERED BY THE WITHINNAMED “ALLOTTEE/S”**

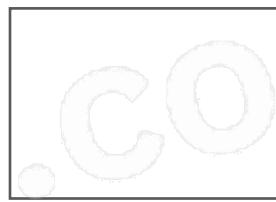
1)



Sign



Photo



Left Thumb

2)



Sign



Photo



Left Thumb

In the presence of

1)

2)

**RECEIPT**

Received an amount of Rs. \_\_\_\_\_/- from Allottee/s towards part payment of total consideration as mentioned above in following manner;

Date	Amount (Rs.)	Cheque No.	Name of the Bank

We say received

**Jagdale Infrastructure Private Limited**

Through its Authorized Signatory

**L&T PAREL PROJECT PRIVATE LIMITED**

Through its Authorized Signatory