

Village : MAJIWADA  
 Flat Area : \_\_\_\_\_ sq. mtrs  
 Market Value: - : Rs. \_\_\_\_\_  
 Actual Value: - : Rs. \_\_\_\_\_  
 Stamp Duty paid : Rs. \_\_\_\_\_  
 Registration Fees: Rs. \_\_\_\_\_

### **AGREEMENT FOR SALE**

**This Agreement** made and entered into at **THANE,**

Taluka Thane, Dist. Thane on this \_\_\_\_\_ day \_\_\_\_\_ of 2024

### **B E T W E E N**

**M/s SHREE ASHTAVINAYAK ENTERPRISES**, a company registered under the provisions of Companies Act, 1932, having its registered office Near Gomi Avenue, Pokharan Road No. 1, Sahakar Nagar (Shastri Nagar), Thane (West) 400606 at through its partner \_\_\_\_\_ hereinafter called and referred to as the **Promoter** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its executors, administrators and assigns) being the Party of the **First Part;**

### **AND**

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

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

WHEREAS Survey No. 232 Hissa No. 3 admeasuring 2 Acre 33 Gunthe, assessed at Rs.4=00, situated at village Majiwade, Taluka Thane, District Thane was originally owned and possessed by Matharadas Gokuldas and others. Being and situated at Village Majiwada , Taluka Thane District Thane bearing within the limits of the Thane Municipal Corporation bearing

Whereas by a Mortgage Deed dated 03/09/1925 duly registered with the office of Sub-Registrar Bombay at Sr. No. 3794/1930, Mathardas Gokuldas, Purushottam Mathardas, Tulshidas Matharadas and Dwarkadas Matharadas obtained a loan from Framroz Edulji Dinshaw and thereby mortgaged Survey No. 232 Hissa No. 3 along with other properties situated at village Majiwade, Taluka and District Thane as a security for repayment of the loan. The same is reflected vide Mutation Entry No. 187.being and situated at Village Majiwada, Taluka Thane District Thane bearing within the limits of the Thane Municipal Corporation.

Whereas by Indenture of Transfer of Mortgage dated 10/06/1938 duly registered with the office of Sub-Registrar Bombay at Sr.No. 3/94/1938, Sir Cowasjee Jahangir, Dinsha Kharshedgi Daji, Ambalal Sarabhai, Ardeshir Hornarji Wadia and Hoshang N.

E. Dinshaw, executors and Trustee of the last Will of Framroj Edulji Dinshaw as the Transferors and transferred at the direction of the Gwalior Darbar unto and in favour of Provident Investment Company Limited Survey No. 232 Hissa No. 3 along

with the other lands on the terms and conditions contained therein. Pursuant thereto the name of Provident Investment Company Limited was mutated in the Holders column of the 7/12 extract. The same is reflected vide Mutation Entry No. 436 dated 28/09/1939.;

AND WHEREAS from the Transfer of Mortgage dated 10/06/1938 as follows:

a) the said Framroz Edulji Dinshaw was an agent of Gwalior Darbar. By Declaration dated 15/08/1935 the said Framroz Edulji Dinshaw confirmed that, he as well as his heirs and executors shall and when called upon by Gwalior Darbar execute Deed of Transfer and other documents to vest the said loan and security in favour of Gwalior Darbar or such persons, corporation, or company as they nominate.

b) the said Framroz Edulji Dinshaw died on 03/01/1936 leaving behind him his last Will and Testament dated 23/07/1934, whereby he appointed Shri. Cowasjee Jahangir and others as executors and trustees.

c) Probate of the said Will was granted by Hon'ble High Court of Judicature of Bombay on 16/04/1936

d) by Resolution dated 29/07/1936 passed by Council Regency / Gwalior Darbar, it was resolved that, the executors of Late Framroz Edulji Dinshaw do transfer the said mortgage in favour of Provident Investment Company Limited.

AND WHEREAS, by Taluka Order, the name of Government of India as Mortgagee was mutated in the Holders column and the name of Matharadas Gokuldas as Mortgagor was mutated in the Other Right column of 7/12 extract. The same is reflected vide Mutation Entry No. 1018 dated 16/04/1959.

AND WHEREAS by Indenture of Lease dated 31/03/1966 duly registered with the office of Sub-Registrar Thane at Sr. No. 335/1966, Provident Investment Company Limited granted lease in favour of Ramlakhan Bhagawatiprasad Mourya and Uditnarayan Bhagawatiprasad Mourya jointly for a period of 50 years commencing from 01/07/1966 with respect to Survey No. 232 admeasuring 5500 square yards.

AND WHEREAS by Mutation Entry No. 2254 records that, by Indenture of Lease dated 31/03/1966 duly registered with the office of Sub-Registrar Thane at Sr. No. 335/1966, Provident Investment Company Limited granted lease in favour of Ramlakhan Bhagawatiprasad Mourya and Uditnarayan Bhagawatiprasad Mourya jointly for a period of 50 years commencing from 01/07/1966 with respect to Survey No. 232 admeasuring 5500 square yards.

AND WHEREAS Ramlakhan Bhagawatiprasad died on 08/11/1993 leaving behind him, wife-Fuloradevi Ramlakhan Mourya, Sons - Harishankar Ramlakhan Mourya, Ramesh Ramlakhan Mourya, Suresh Ramlakhan Mourya as his only surviving legal heirs. Pursuant thereto, the names of Fuloradevi Ramlakhan Mourya, Harishankar Ramlakhan Mourya, Ramesh Ramlakhan Mourya, Suresh Ramlakhan Mourya were mutated in the Other Rights column of the 7/12 extract. The same is reflected vide Mutation Entry No. 2257 dated 02/06/2003.

AND WHEREAS as per the Letter bearing No. CR-2001/Pra.Kra./4 Part-1/Cell dated 13/11/2012 of Revenue and Forest Department, Government of Maharashtra, for the computerized 7/12 extract for all over Maharashtra, as per directives of NIC Pune, the Letter bearing No. Mahsul/Kaksh-2/T-7/Administration/Computerization/KaVi-1069 dated 08/08/2003 issued by Tahasildar, Thane to updating 7/12 extract and for recording of the holders information and Survey No and Hissa No and for the updating of the 7/12 extract of the said property. The same is reflected vide Mutation Entry No. 2270 dated 19/08/2003.

AND WHEREAS by a mutual Agreement dated 11/08/2003 made between the respective heirs of Ramlakhan Bhagawatiprasad Mourya and Uditnarayan

Bhagawatiprasad Mourya, the respective interest of the said heirs and legal representatives in Survey No. 232 came to be partitioned by metes and bounds. Pursuant thereto, property admeasuring 2750 square yards equivalent to 2300.18 square meters out of Survey No. 232 came to the share of the legal representatives of Uditnarayan Bhagawatiprasad Mourya and property admeasuring 2750 square yards equivalent to 2300.18 square meters out of Survey No. 232 came to the share of the legal representatives of Ramlakhan Bhagawatiprasad Mourya.

And WHEREAS by a Letter bearing No. PT/135/2003 dated 27/11/2003 issued by Provident Investment Company Limited and thereby acknowledged the aforesaid partition and also granted a NOC for development of the Two divided plots.

And WHEREAS Uditnarayan Bhagawatiprasad Mourya died on 22/01/1986 leaving behind him Sons - Ashokkumar Uditnarayan Mourya, Rammurat Uditnarayan Mourya, Rajpati Uditnarayan Mourya, Rajdev Uditnarayan Mourya as his only surviving legal heirs. Pursuant thereto the names of Ashokkumar Uditnarayan Mourya, Rammurat Uditnarayan Mourya, Rajpati Uditnarayan Mourya, Rajdev Uditnarayan Mourya were mutated in the Other Rights column of the 7/12 Extract. The same is reflected vide Mutation Entry No. 2375 dated 01/09/2004.

And WHEREAS, as per Order bearing No. MH/Kaksha-1/T-3/SR-1171/05 dated 04/10/2005 issued by Taluka along with Letter bearing No. Bhumapan/T.R.No.194/04 dated 20/09/2004 and Form No. 12 issued by Taluka Inspector, Land Records, Thane, the Taluka Inspector, Land Records, Thane had demarcated the said Survey No. 232 Hissa No. 3, admeasuring 00 Hectare 93 Ares plus potkharaba 00 Hectare 21 Ares, totally admeasuring 1 Hectare 14 Ares, assessed at Rs. 4=00 and the said Survey No. 232 Hissa No. 3 sub-divided and new Hissa No were created in the following manner:

Survey No/Hissa No.	Total Area	Potkharaba	Area	Assessment	Holders Name
232/3/A	00 Hectare 40 Are	00 Hectare 7.3 Are	00 Hectare 32.7 Are	Rs.1=40	Rifle Range
232/3/B	00 Hectare 74 Are	00 Hectare 13.7 Are	00 Hectare 60.3 Are	Rs.2=60	Mortgagor Government of India through G.G. Pradhan

Pursuant thereto the names of aforesaid persons were mutated in the Holders column of the 7/12 extract. The same is reflected vide Mutation Entry No. 2428 dated 05/10/2005

And WHEREAS as per Order bearing No. MH/Kaksha-1/T-3/H.J/SR-1390/05 dated 14/11/2005 issued by Taluka along with Letter bearing No. Bhumapan Mouje Majiwade 269/05 dated 10/11/2005 and Form No. 12 issued by Taluka Inspector, Land Records, Thane, the Taluka Inspector, Land Records, Thane had demarcated the said Survey No. 232 Hissa No. 3B, admeasuring 00 Hectare 6.3 Ares plus potkharaba 00 Hectare 13.7 Ares, totally admeasuring 00 Hectare 74 Ares, assessed at Rs. 2=60 and the said Survey No. 232 Hissa No. 3B were sub-divided and Sub-Hissa No were created in the following manner:

Survey No/Hissa No.	Total Area	Potkharaba	Area	Assessment	Holders Name
232/3/B/1	00 Hectare 72.85 Are	00 Hectare 13 Are	00 Hectare 59.85 Are	Rs.2=56	Mortgagor Government of India through G.G. Pradhan
232/3/B/2	00 Hectare 1.15 Are	00 Hectare 0.7 Are	00 Hectare 0.45 Are	Rs.0=40	Road Municipal Corporation

Pursuant thereto the names of aforesaid persons were mutated in the Holders column of the 7/12 extract. The same is reflected vide Mutation Entry No. 2439 dated 14/11/2005

AND WHEREAS by a Lease Deed dated 04/12/2008 duly registered with the office of Sub-Registrar Thane 2 at Sr No. 9948/2008, the Provident Investment Company Limited granted a lease unto and in favour of Fuloradevi Ramlakhan Mourya, an area admeasuring 2750 square yards i.e. 2300.18 square meters out of Survey No. 232 Hissa No. 3 (Part) for a period of 30 years starting from 1st January 2016 and the said lease will be renewed further

AND WHEREAS by and under Letter dated 05/04/2010, Ramputra Mourya and others (Legal heirs of Uditnarayan Bhagawatiprasad Mourya) sought renewal of lease from Provident Investment Company Limited which was due to expire on 31/03/2016.

AND WHEREAS by a Development Agreement dated 05/04/2011, duly registered with the office of Sub-Registrar Thane-2 at Sr No. 3503/2011, legal heirs of Uditnarayan Bhagawatiprasad Mourya i.e. Rammurat Uidtnarayan Mourya, Jokhanadevi Rajpati Mourya, Vijaybahaddur Rajapati Mourya, Samarbahaddur Rajapati Mourya, Amarbahaddur Rajapati Mourya, Shambahaddur Rajapati Mourya, Sushma Jaychandra Mourya (nee Sushama Rajpati Mourya), Ashokkumar Uditnarayan Mourya, Rajdev Uditnarayan Mourya entrusted the development rights unto and in favour of Ashtavinayak with respect to all that piece and parcel of land bearing Survey No. 232/3/B/1 (part) admeasuring 2750 square yards equivalent to 2300.18 square meters or thereabouts situated at village Majiwade, Taluka and District Thane.

AND WHEREAS legal heirs of Uditnarayan Bhagawatiprasad Mourya i.e. Rammurat Uidtnarayan Mourya, Jokhanadevi Rajpati Mourya, Vijaybahaddur Rajapati Mourya, Samarbahaddur Rajapati Mourya, Amarbahaddur Rajapati Mourya, Shambahaddur Rajapati Mourya, Sushma Jaychandra Mourya (nee Sushama Rajpati Mourya), Ashokkumar Uditnarayan Mourya, Rajdev Uditnarayan Mourya have also executed a Power of Attorney dated 28/09/2011 in favour of partners of M/s Ashtavinayak Enterprises containing various powers and authorities. The said Power of Attorney dated 05/04/2011 is duly registered with the office of Sub-Registrar Thane 2 at Sr. No. 3504/2011. The same is reflected vide Mutation Entry No. 2857 dated 07/10/2011

AND WHEREAS from the Development Agreement dated 05/04/2011 Uditnarayan Bhagawatiprasad Mourya died on 22/01/1986 leaving behind him Rammurat Uditnarayan Mourya, Rajpat alias Rajpati Uditnarayan Mourya died on 30/03/2005 leaving behind him Jokhanadevi Rajpati Mourya, Vijaybahaddur Rajapati Mourya, Samarbahaddur Rajapati Mourya, Amarbahaddur Rajapati Mourya, Shambahaddur Rajapati Mourya, Sushma Jaychandra Mourya (nee Sushama Rajpati Mourya), Ashokkumar Uditnarayan Mourya, Rajdev Uditnarayan Mourya, The legal heirs of

Rajpat alias Rajpati Uditnarayan Mourya made an application bearing No. 18/1999 before the Hon'ble Civil Judge Senior Division Thane for heirship. The Hon'ble Civil Judge Senior Division, Thane vide its order dated 22/02/2000 was pleased to allow the said application.

AND WHEREAS Rajpati Udidnarayan died on 30/03/2005 leaving behind him Wife – Jokhamabai Rajpati Mourya, Sons – Vijaybahaddur Rajpati Mourya, Samarbahaddur Rajpati Mourya, Amarbahaddur Rajpati Mourya, Shyambahaddur Rajpati Mourya, Daughter – Sushma Rajpati Mourya (nee Sushma Jaychand Mourya) as his only surviving legal heirs. Pursuant thereto the names of Jokhamabai Rajpati Mourya, Vijaybahaddur Rajpati Mourya, Samarbahaddur Rajpati Mourya, Amarbahaddur Rajpati Mourya, Shyambahaddur Rajpati Mourya, Sushma Rajpati Mourya (nee Sushma Jaychand Mourya) were mutated in the Other Rights column of the 7/12 extract. The same is reflected vide Mutation Entry No. 2763 dated 27/12/2010

AND WHEREAS by a Development Agreement dated 28/09/2011, duly registered with the office of Sub-Registrar Thane-2 at Sr No. 10483/2011, legal heirs of Ramlakhan Bhagawatiprasad Mourya i.e. Smt. Fuloradevi Ramlakhan Mourya, Harishankar Ramlakhan Mourya, Suresh Ramlakhan Mourya, Ramesh Ramlakhan Mourya, Smt. Chandralekha Kuwar Mourya, Smt. Pushpa Rajendra Mourty and Smt. Geeta Pavan Mourya entrusted the development rights unto and in favour of Ashtavinayak with respect to all that piece and parcel of land bearing Survey No. 232/3/B/1 (part) admeasuring 2750 square yards equivalent to 2300.18 square meters or thereabouts situated at village Majiwade, Taluka and District Thane. legal heirs of Ramlakhan Bhagawatiprasad Mourya i.e. Smt. Fuloradevi Ramlakhan Mourya, Harishankar Ramlakhan Mourya, Suresh Ramlakhan Mourya, Ramesh Ramlakhan Mourya, Smt. Chandralekha Kuwar Mourya, Smt. Pushpa Rajendra Mourty and Smt. Geeta Pavan Mourya have also executed a Power of Attorney dated 28/09/2011 in favour of partners of M/s Ashtavinayak Enterprises containing various powers and authorities. The said Power of Attorney dated 28/09/2011 is duly registered with the office of Sub-Registrar Thane 2 at Sr. No. 10484/2011.

AND WHEREAS Declaration dated 10/03/2014, duly registered with the office of Sub-Registrar Thane - 9 at Serial No. 1558/2014 executed by M/s Shri. Ashtavinayak Enterprises through its Partner Ganpat Raghunath Malusare with respect to release their right, title and interest in favour of Thane Municipal Corporation for DP Road pertaining to area admeasuring 40 square meters out of Survey No. 232 Hissa No. 3B/1 situated at village Majiwade, Taluka and District: Thane.

AND WHEREAS by Lease Deed dated 24/08/2023, duly registered with the office of Sub Registrar Thane 09 at Sr No 15404/2023, Provident Investment Company Limited (a Government of Madhya Pradesh Undertaking) granted lease unto and in favour of the said Ashtavinayak with respect to an area admeasuring 2750 square yards equivalent to 2300.18 square meters or thereabout out of survey No. 232 Hissa No. 3/B/1 for a period of 50 years initially commencing from the date of execution of the Lease Deed i.e. form 24/08/2023 and to period of extension of 50 years and on the terms and conditions contained therein.

And WHEREAS Thane Municipal Corporation vide its commencement Certificate No. TMCB/B/2024/APL/01021 dated 08/04/2024 have sanctioned the building plan/s of the building to be constructed on the Said Property

AND WHEREAS the Promoter in pursuance to the sanction plans is entitled to commence, carry out the construction work of the above referred said property.

AND WHEREAS the Promoter has brought to the notice and knowledge of the Purchaser that during the course of construction they will obtain building commencement certificate of extra buildings from time to time and same shall form a part of the entire scheme of construction known as “**METRO REGALIA**” and

all the purchasers acquiring the flats / units in the buildings forming a part of the entire scheme of construction shall be entitled to use and utilise the recreational and infrastructural facilities and amenities.

AND WHEREAS the Promoter has clearly brought to the notice, knowledge of the Purchaser and have disclosed to the Purchaser that the entire scheme of construction comprising of several buildings has infrastructural and recreational facilities as shown on the sanction plan and such infrastructural and recreational facilities will be for the common use, utilisation and enjoyment of all the purchasers acquiring flats and units in the buildings forming a part of entire scheme of construction and that the membership thereof will be availed by the Purchaser from and through the Promoter herein and the Purchaser along with the other purchasers shall be liable and responsible to pay and contribute the proportionate charges, expenses, levies and outgoings thereto from time to time to upkeep, manage, maintain, regulate and administer the day to day affairs of the said infrastructural and recreational facilities to Promoter and / or their agency/nominee or transferee and the absolute ownership and possession of the such club house structure shall always vest with the Promoter herein till the execution of the final deed of conveyance of the said entire property along with the buildings and structure constructed therein in favour of the Cooperative Housing Society and/or their federation or apex body.

AND WHEREAS the Promoter has clearly brought to the notice and knowledge of the Purchaser herein the above facts of changes, modifications, further expansions, amalgamation of the adjacent lands in the scheme of construction and its present and future course of the scheme of development on the said property and / or the adjacent property in the manner herein recited and the Purchaser has clearly understood the same and in confirmation thereof has granted his / her clear, express, unequivocal approval for the same by executing agreeing to executing this agreement.

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

AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals, disclosures, further expansions and future development as mentioned hereinabove which is clearly and elaborately brought to the notice and knowledge of the Purchaser herein for which the Purchaser has granted his/her express approval and confirmation for the same.

AND WHEREAS relying upon the above recitals and disclosures and the scope of further and future development being understood by the Purchaser to which the Purchaser has granted his/ her approval, the Purchaser is offered a flat / shop bearing No. \_\_\_\_\_ on \_\_\_\_\_ floor, admeasuring \_\_\_\_\_ sq. metres carpet along with the right to use the enclose balcony / dry balcony area of \_\_\_\_ sq. metres in wing \_\_\_\_ in the building known as "**METRO REGALIA** " being constructed on the said property described in the First Schedule hereunder written.

AND WHEREAS the Purchaser after going through the entire disclosures, the future course of expansion and development and also verifying the site of the building and the work of construction and its progress thereof, the site of infrastructural and recreational facilities and amenities and nature and scope thereof and after being satisfied about the same has agreed to enter into this agreement and further expressly declare that he shall not raise any objection, claim, demand or action in respect of the changes, modifications, changes and / or further alterations in the scheme of construction as may be permitted the

concerned town planning authorities from time to time and accordingly has granted his / her express approval and confirmation for the same.

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

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

AND WHEREAS the Promoter has followed the requisite procedure under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority and the said authority has granted the registration bearing No. \_\_\_\_\_

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

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

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

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

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

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

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

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

AND WHEREAS the Purchaser has applied to the Promoter for allotment of flat / shop bearing No. \_\_\_\_\_ on \_\_\_\_\_ floor, admeasuring \_\_\_\_\_ sq. metres carpet along with the right to use the enclose balcony / dry balcony area of \_\_\_\_ sq. metres

in wing \_\_\_\_ in the building known as “**METRO REGALIA** ” being constructed on the said property described in the First Schedule hereunder written

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

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

AND WHEREAS, prior to the execution of these presents the Purchaser has paid to the Promoter a sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_) only, being part payment of the sale consideration of the premises agreed to be sold by the Promoter to the Purchaser as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Purchaser has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

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

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

1. The Promoter shall construct the said building/s presently as per the sanctioned plans and permissions on the said property described in the Schedule hereunder written in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Purchaser in respect of variations or modifications which may adversely affect the premises of the Purchaser except any alteration or addition required by any Government authorities or due to change in law.
  - 1(a) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser, the premises being flat / shop bearing No. \_\_\_\_\_ on \_\_\_\_\_ floor, admeasuring \_\_\_\_\_ sq. metres carpet along with the right to use the enclose balcony / dry balcony area of \_\_\_\_\_ sq. metres in wing \_\_\_\_ in the building known as “**METRO REGALIA** ” (herein after referred to as the said “premises”) and also right to use flower bed attached to the flat being constructed on the said property described in the First Schedule hereunder written as shown in the Floor plan thereof hereto annexed and marked Annexure D for the consideration of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Only) including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.
  - 1(b) The allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the allottee covered parking spaces bearing No. \_\_\_\_ situated at stilt being constructed in the layout admeasuring \_\_\_\_\_ sq ft having \_\_\_\_\_ ft length x \_\_\_\_\_ ft breadth x \_\_\_\_\_ ft vertical clearance.

- 1(c) The total aggregate consideration amount for the said Premises including covered parking spaces is thus Rs.\_\_\_\_\_
- 1(d) The Purchaser has agreed and assured to pay the total consideration of Rs \_\_\_\_\_ (Rupees \_\_\_\_\_ only) to the Promoter in the following manner -
- i) Rs.10% paid as advance payment or application fee at the time of execution of this agreement.
  - ii) Rs.30% to be paid to the Promoter on completion of the Plinth of the wing in which the said Premises is situated.
  - iii) Rs.35% to be paid to the Promoter on completion of slabs of the wing in which the said Premises is situated. (i.e. \_\_\_% for each slab x \_\_\_ slabs)
  - iv) Rs.10% to be paid to the Promoter on completion of the walls, , doors and windows frames of the said premises.
  - v) Rs.05% to be paid to the Promoter on completion of the external plaster, elevation of the building or wing in which the said premises is situated.
  - vi) Rs.07% to be paid to the Promoter on completion of the flooring, water pumps, electrical fittings,
  - vii) Rs.03% be paid to the Promoter at the time of handing over of the possession of the said Premises to the Purchaser on or after receipt of occupancy certificate or completion certificate.

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

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

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

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

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

- 1(e) The Total Price excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Goods and Services Tax, and cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the said premises. The purchaser shall pay such taxes over and above agreement value as and when demanded.
- 1(g) The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Purchaser by discounting such early payments @ \_\_\_% per annum for the period by which the respective installment has been pre-poned. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to the Purchaser by the Promoter.
- 1(h) The Promoter shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of +/- 3% percent. The total price payable for the carpet area shall be

recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Purchaser within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchaser. If there is any increase in the carpet area allotted to Purchaser, the Promoter shall demand additional amount from the

Purchaser as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

1(i) The Purchaser authorizes the Promoter to adjust/ appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Purchaser undertakes not to object/ demand/direct the Promoter to adjust his payments in any manner.

2.1. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the premises to the Purchaser, obtain from the concerned local authority occupancy and/or completion certificates in respect of the premises.

2.2. Time is essence for the Promoter as well as the Purchaser. The Promoter shall abide by the time schedule for completing the project and handing over the said premises to the Purchaser and the common areas to the association of the Purchasers after receiving the occupancy certificate or the completion certificate or both, as the case may be.

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

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 15174 square meters only and Promoter has planned to utilize Floor Space Index of 3.00 by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 3.00 plus ancillary as proposed to be utilized by him on the project land in the said Project and Purchaser has agreed to purchase the said premises based on the proposed construction and sale of premises to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

4.1. If the Promoter fails to abide by the time schedule for completing the project and handing over the said premises to the Purchaser, the Promoter agrees to pay to the Purchaser, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Purchaser, for every month of delay, till the handing over of the possession. The Purchaser agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Purchaser to the Promoter under the terms of this Agreement from the date the said amount is payable by the Purchaser(s) to the Promoter.

4.2. Without prejudice to the right of promoter to charge interest in terms of sub clause 4.1 above, on the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Promoter under

this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser committing three defaults of payment of installments, the Promoter shall at his own option, may terminate this Agreement:

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

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

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall deduct 20% of the total amount of consideration received from the Purchaser and shall refund the balance amount within a period of thirty days of the termination.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular details to be provided by the Promoter in the said building and the premises as are set out in Annexure 'E', annexed hereto.
6. The Promoter shall give possession of the said premises to the Purchaser on or before 31<sup>st</sup> day of December 2027 with an extension in time thereof for six months or so. If the Promoter fails or neglects to give possession of the said premises to the Purchaser herein on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Purchaser the amounts already received by him in respect of the premises with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

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

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

If, however, the completion of the project is delayed due to the Force Majeure conditions then the Purchaser agrees that the Promoter shall be entitled to the extension of the time for delivery of the Possession of the Premises, provided that such force majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Purchaser agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to force majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Purchaser the entire amount received by the Promoter from the Allotment within 30 days from that date. After any refund of the money paid by the

Purchaser, Purchaser agrees that he/she shall not have any rights, claims, etc., against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

IF the Purchaser intends to cancel this agreement with having good and reasonable grounds, he / she shall give written application to the Promoters and on cancellation of the agreement he / she shall give six months period to the Promoters within which period the Promoters shall arrange to refund the moneys collected by them on account of the installments of the said premises without any interest. The Promoters shall forfeit the 20% of the total amount received from the Purchaser as and by way of liquidated damages, while repaying the money paid by the Purchaser.

- 7.1 **Procedure for taking possession** - The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Purchaser as per the agreement shall offer in writing the possession of the said premises to the Purchaser in terms of this Agreement to be taken within 15 days from the date of issue of such notice and the Promoter shall give possession of the said premises to the Purchaser. The Promoter agrees and undertakes to indemnify the Purchaser in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Purchaser agree(s) to pay the maintenance charges as determined by the Promoter or association of Purchaser s, as the case may be. The Promoter on its behalf shall offer the possession to the Purchaser in writing within 7 days of receiving the occupancy certificate of the Project.
- 7.2 The Purchaser shall take possession of the said premises within 15 days of the written notice from the Promoter to the Purchaser intimating that the said Premises are ready for use and occupancy:
- 7.3 **Failure of Purchaser to take Possession of Said Premises from the Promoter:** Upon receiving a written intimation from the Promoter as per clause 7.1, the Purchaser shall take possession of the said premises from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the said premises to the Purchaser. In case the Purchaser fails to take possession within the time provided in clause 7.1 such Purchaser shall continue to be liable to pay maintenance charges as applicable.
- 7.4 If within a period of five years from the date of handing over the said premises to the Purchaser, the Purchaser brings to the notice of the Promoter any structural defect in the Premises or the building in which the Premises are situated

or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act. Provided after receiving of the flats from the Promoter, any damage due to wear and tear of whatsoever nature caused thereto, the Promoter shall not be responsible for the cost of re-instating and repairing such damages caused by the Purchaser and the Purchaser alone shall alone liable to rectify and re-instate the same at his own costs. Provided further however, that the Purchaser shall not carry out any alterations of the whatsoever nature in the said premises of phase wing and specific the structure of the said unit/ wing/ phase of the said building which shall include but not limit to column, beams, etc., or in the fittings, therein, in particular it

is hereby agreed that the Purchaser shall not make any alteration in any of the fittings, pipes, water supply connections or any creation or alteration in the bathroom, toilet and kitchen which may result in seepage of the water. If any of such works are carried out without the written consent of the Promoter the defect liability automatically shall become void. The word defect here means only the manufacturing.

- 7.5 The Purchaser/s expressly agrees and confirms the unfettered right of the Promoter to construct the said building and other structures (if any) on the said Property and/or extra floors on the said building being constructed/ to be constructed in the future as on the said Property in the manner as per the permissions / approvals received from time to time, without any further or other approval or concurrence in future. These approval and confirmation shall be treated No Objection (“NOC”) certificate, permission given by the Purchaser, under sections 7 and 7A of MOFA and Section 14 of the RERA or any amendment shall be deemed to have been complied herewith, to the same as long as the total area of the said Flat/ Premises is not reduced.
- 7.6 The Purchaser/s agrees and gives his/ her/ their approval to the Promoter for carrying out the amendments, alterations, modifications and/ or variations to the scheme of development in respect of the said Property, including the layout plans, designs and elevations etc which are made available either at the Promoter’s office or on the website of the Real Estate Authority. Further, the Promoter shall not be required to obtain approval in the following events:
- a. Any minor changes or alterations.
  - b. Any changes or alterations to any common areas, amenities, etc.
  - c. Any changes or alteration in compliance of any direction or order issued by the competent authority or statutory authority under any law of the State or Central Government.
- 7.7 Till the entire development of the said Property is completed, the Purchaser/s shall not interfere in any manner in any work of development or construction and the Promoter alone shall have full control, absolute authority and say over the un-allotted areas, roads, open spaces, gardens, infrastructure facilities, recreation facilities and/ or any other common facilities or the amenities to be provided in the said Property and the Purchaser/s shall have no right or interest in the enjoyment and control of the Promoter in this regard.
- b) The promoter has proposed to develop only part of their property and has purchaser acknowledges the same, however whensoever the promoter wishes to develop/amalgamate the other part of their property separately, the purchaser shall not interfere or have any objection in any manner in work of development or construction.
- 7.8 In the event of the Promoter having paid or being required to pay any amount by way of premium, betterment charges, development charges, transfer charges, etc. payable to any sanctioning authority or other authority or the Government of Maharashtra, then the same shall be reimbursed by the Purchaser/s to the Promoter in proportion to the carpet area of the flat/ premises or otherwise as may be determined by the Promoter and non- payment of the same, shall constitute a breach of this Agreement.
- 7.9 Save and except or otherwise not to reduce any area of the said Flat/Premises, the Promoter shall have full and absolute discretion, to do all acts, so as to exploit full present or future or proposed

residential or commercial potential (if any) of the said Property. The Promoter shall also be entitled to use utilize and consume the development potential of the said Property in the manner as the Promoter may deem fit and proper in their absolute discretion.

7.10 Brochures, Pamphlets, Literature, showing Gardens, Open Space, Recreation Area or any other details in the said Plans and/ or in the Brochure, Pamphlets or otherwise, are based on Plans approved by the concerned authority/ies. Notwithstanding anything contained under this agreement, in case of any conflict with the details provided in Brochures, Pamphlets, Literature and/ or Plans and in this Agreement, the provisions of this Agreement shall prevail. The Purchaser/s confirms and consents that the Purchaser/s have purchased the said Premises solely on the basis of the terms and conditions and representations made in this Agreement and nothing contained in any brochures, pamphlets, literature or any other material shall be binding on either Party and this Agreement supersedes all earlier documents, letters, brochures and/or oral/written representations whatsoever.

7.11 Under the present Agreement and at this stage, Promoter intends to use actual FSI and TDR along with any extra FSI/ TDR available on payment of premium on the said Property and IOD and Plans have been approved presently only on an actual FSI of the said Property. The Promoter, however, reserve their right, to use the unutilized FSI/ any other development potential/ TDR and the FSI/ any other development potential that may become available in future in respect of the said Property and TDR of any other property on the said Property for construction of buildings/ extra buildings on the said Property. For all times in future, Promoter shall be entitled to use/ consume or exploit it, till Conveyance or any other final transfer document in respect of the said Property in proportion to the area occupied by the said buildings in respect of the said Property along with Building/s thereon, have been executed, in favour of the Organization that is to be formed by the Purchaser/s of various premises in the building and as permissible under the applicable laws. For the purpose of consuming such balance and/ or extra FSI/TDR, the Promoter shall be entitled to construct any vertical or horizontal extension thereto and/ or put up extra floors and/ or the new or extra structure/ building, as the Promoter may think fit and proper and to do all such things, as may be necessary for this purpose and as permissible under the applicable laws.

7.13. THE Promoter hereby agrees that they shall make out clear and marketable title before handing over the possession of the premises to the Purchaser and in any event before the execution of the Conveyance of the said property in favour of a Corporate Body to be formed by the purchasers of the Flats / Shops / Other Unit in the building to be constructed on the said property and ensure that the said property is free from all encumbrances and that the Promoter has absolute, clear and marketable title to the said property so as to enable him to convey to the said Society such absolute, clear and marketable title on the execution of a conveyance of the said property by the Promoters in favour of the said Society.

8. The Purchaser shall use the said premises or any part thereof or permit the same to be used only for purpose of which it is sanctioned and approved by the municipal authorities. He shall use the garage or parking space only for purpose of keeping or parking vehicle.
9. The Purchaser along with other Purchaser(s) of premises in the building shall join in forming and registering the Cooperative Housing Society or

Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Purchaser, so as to enable the Promoter to register the common organisation of Purchaser. No objection shall be taken by the Purchaser if any, changes or modifications are made in the draft byelaws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority. The Promoter shall take into consideration the factual aspect as regards the administration, management of day to day affairs of the constructed and completed building and shall form a time frame policy for formation and registration of the cooperative housing society or association or limited and till such time shall call upon the purchasers who have acquired the flats to form an ad-hoc committee for carrying out the day to day administration and management of the said building in which the said premises is situated and shall render their sincere and utmost cooperation to such ad-hoc committee till the formation and registration of the society or association or limited company.

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

9.2. Within 15 days after notice in writing is given by the Promoter to the Purchaser that the premises is ready for use and occupancy, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the premises) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Purchaser shall pay to the Promoter such proportionate share of outgoings as may be determined. The Purchaser further agrees that till the Purchaser's share is so determined the Purchaser shall pay to the Promoter provisional monthly contribution of Rs.\_\_\_\_ per month towards the outgoings. The amounts so paid by the Purchaser to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/ assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid

over by the Promoter to the Society or the Limited Company, as the case may be.

10. The Purchaser shall pay to the Promoters Rs. \_\_\_\_\_/- on demand towards legal charges, entrance fees and share capital, society formation charges, Water connection charges, grill charges, MSEB meter and deposit charges, solar charges, balcony enclosing charges and other incidental expenses thereto.

The Purchaser shall pay to the Promoter on demand requisite amount and charges on account of stamp duty and registration charges, goods and services tax and any other taxes and levies as may be imposed by the concerned government and semi-government authorities.

The Purchaser shall pay to the Promoter on demand the provisional outgoings for municipal taxes, water bill, bore- well common electric expenses if any (24 months contribution in advance is to be paid at the time of possession) as well as requisite lift charges and proportionate expenses thereto.

11. The Purchaser shall pay the requisite costs for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Purchaser shall pay to the Promoter, the Purchasers' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Purchaser shall pay to the Promoter, the Purchasers' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

### 13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

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

- i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of

- law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;
- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected;
  - vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said premises which will, in any manner, affect the rights of Purchaser under this Agreement;
  - viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said premises to the Purchaser in the manner contemplated in this Agreement;
  - ix. At the time of execution of the conveyance deed of the structure to the Association of Purchasers the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Purchasers;
  - x. The Promoter has duly paid and shall pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the possession of the premises is handed over or building completion or occupation certificate is obtained, whichever is earlier;
  - xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.
14. The Purchaser/s or himself/themselves with intention to bring all persons into whosoever hands the said premises may come, hereby covenants with the Promoter as follows :-
- i. To maintain the said premises the Purchaser's own cost in good and tenable repair and condition from the date that of possession of the said premises is taken and shall not do or suffer to be done anything in or to the building in which the said premises is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the said premises is situated and the said premises itself or any part thereof without the consent of the local authorities, if required.
  - ii. Not to store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said premises is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the said premises is situated, including entrances of the building in which the said premises is situated and in case any damage is caused to the building in which the

said premises is situated or the said premises on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.

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

and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the said premises in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

- xi. Till a conveyance of the structure of the building in which said premises is situated is executed in favour of Society/Limited Company, the Purchaser shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
  - xii. Till a conveyance of the project land on which the building in which said premises is situated is executed in favour of Apex Body or Federation, the Purchaser shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.
15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or Association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
  16. The Promoters shall be entitled to sell the premises in the said building for the purpose of using the same as bank, dispensaries, nursing homes, maternity homes, coaching classes and for other non-residential purpose and the Purchaser herein along with the other Purchasers shall not raise any objection for such non-residential use of the premises sold by the Promoters to the intending Purchasers.
  17. The Purchaser has seen the layout of the proposed building and has agreed and understood the common amenities like common roads, drainage, sewers, water pipe lines, street lights etc., shall be the common property and shall be available for common use by all the buyers of the premises in the said buildings and accordingly the Purchasers of the premises in the said buildings and the different common organisation will have unrestricted right of way in common spaces, roads and laying of pipelines, telephone and electric cables, sewerage and drainage line etc.,
  18. THE Purchaser shall be responsible for additional municipal taxes that may be levied by reason of the user of any permitted tenancy or leave and license agreement in respect of the premises allotted to the purchaser.
  19. IT is hereby agreed that the Promoters shall be at liberty to amalgamate and / or combine one or more plots of land adjacent to the said land and get the plan of the proposed building/s to be constructed on the land so amalgamated / combined sanctioned from the planning authority and in such event form and get registered cooperative housing society of all the flats purchasers in the said buildings and the Purchaser herein shall not, in any manner object the said right of the promoters. It is further agreed that in such event (purchasers of the adjacent land for the purpose of development) the Promoter shall be at liberty and / or entitled to grant a right of way from or through the said land for approaching (or of the better approach) to the adjacent lands those would be acquired with a view to developing them and the Purchaser herein shall not object the said right of the Promoter in any manner.
  20. The Purchaser/s hereby declare and confirm that he / she have entered into this agreement, after reading and having understood the contents of all the aforesaid exemption order, building permissions, deeds, documents,

writings and papers and all disclosures made by the Promoter to the Purchaser/s and with full knowledge and information thereof and subject to the terms, conditions and stipulations imposed or which may hereafter be imposed by the concerned town planning authority and all other concerned government bodies and authorities and also subject to the Promoter's right to make the necessary amendments, variations, modifications and / or changes therein and their right to avail, use, utilise, consume and exploit the entire balance and extra al floor space index available on the said property as well as the transferable development rights as may be permissible by law and other benefits in F.S.I. on the said land.

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

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

22. It is expressly agreed that the Promoter shall be entitled to put a hoarding and / or cable network station mobile phone set up or station on the said property or on the building to be constructed on the said property and the said hoardings may be illuminated or comprising of neon sign or such other type or mode as may be designed by the Promoter and for the purpose Promoter is fully authorised to allow temporary or permanent construction or erection in installation either on the exterior or the said building or on the property as the case may be and the Purchaser agrees not to object or dispute the same. Necessary covenants, reservations in respect thereto shall be incorporated in the proposed conveyance. The Promoter or his nominees shall be exclusively entitled to the income that may be derived by display of such advertisement or installation of cable network or mobile phone station, at any time hereafter. The Purchaser shall not be entitled to any abatement in the price of the said premises or to object to the same for any reason and shall allow the Promoter, his agents, servants etc., to enter into the said property including the terraces and other open spaces in the building for the purpose of putting and / or preserving and / or maintaining and / or removing the advertisements and / or hoardings, neon lights or such installations etc., The Promoter shall be entitled to transfer or assign such right to any person or persons whom they deem fit and the purchaser shall not raise any objection thereto.

23. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Premises or of the said Plot and Building or any part thereof. The Purchaser shall have no

claim save and except in respect of the said premises hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

24. Notwithstanding any other provisions of this agreement the Promoters has disclosed and brought to the knowledge of the Purchaser that it shall be at the sole and absolute discretion of the Promoter :

a) to form a separate/combined co-operative housing society or limited company or condominium of apartment or any other body or bodies of Purchasers to be formed and constituted.

b) to decide and determine how and in what manner the infrastructure including the common areas and amenity space, recreation garden, all other open spaces, layout or internal roads if any may be transferred and/or conveyed/ assigned/ leased.

c) to provide for and incorporate covenant and restriction and obligations with regard to the provision of maintaining the infrastructure and common amenities including garden and roads as well as garden attached to the ground floor flats, if any.

d) to decide from time to time to what extent the building/s along with land appurtenant to its transferred to the respective body formed.

e) to decide from time to time when and what sort of document of transfer should be executed.

f) to grant of right of access/way from and through the said property to the adjacent buildings and plots as well as the easement rights of the said property.

g) to form a federation of all the cooperative housing societies to be formed in the said scheme of construction and to convey the said land and the building to a apex body.

h) to execute the conveyance of the said property in parts, taking into consideration the divisions of property due to road and such conveyance and transfer of land will not be equivalent to the floor space index consumed in the construction of the building situated on the said land conveyed in favour of the society/ies.

and the Purchaser has clearly understood the same and in confirmation thereof has granted his / her clear, express, unequivocal approval for the same and shall not raise any objection, claim hindrance and obstruction to the rights, options and discretion as reserved by the Promoter herein

25. The Promoters have shown the layout of the entire property to the Purchaser and it is agreed and understood by and between the parties that taking into consideration the sanctioned layout the Purchaser covenant with the

Promoters as under: -

i) that as per the sanctioned plans and permissions, the open spaces are to be strictly kept unencumbered and unobstructed.

ii) fencing, partition, retaining walls will not be constructed between the buildings.

iii) Cable/drainage/telephone lines etc., should be allowed in open space of the building undertaken for development.

iv) location of electric transformer/ sub-station shall be earmarked/defined by the Architect of the Developers

v) common amenities and the estimate thereof as well as proportionate share thereto shall be ascertained by the Architect of the Developer.

- vi) the execution of the external compound wall will be as per the design and specification of the architect of promoters and the elevation of the buildings shall not be changed or altered.
  - vii) each building shall be maintained in good and proper condition along with the unobstructed right of access. viii) the Promoter shall have the option to form a separate co-operative housing society of the buildings undertaken for development and such society will become the member of the Federal society of the said entire layout and the conveyance of the entire layout will be executed in favour of such Federal society and no separate conveyance will be executed in favour of any society.
  - ix) it is clearly brought to the notice of the Purchaser herein and the Purchaser herein is clearly made aware that the Promoters have acquired the development rights of the land as described in the Schedule hereunder written however due to the certain reservations and / or set backs the area to be handed over and conveyed to the cooperative housing society and / or the corporate body will not be equivalent to the area of construction availed in the said buildings constructed on the said available land and the Purchaser herein will not raise any objection, hindrance or obstruction such execution of the conveyance and such execution of conveyance shall be executed taking into consideration the entire buildings constructed in the said property along with the right and interest in the common open spaces, playground etc.,
  - x) the Promoter has also brought to the knowledge of the Purchaser that the property on which the building is constructed forms an integral part of the entire scheme of construction of the entire property described in the first schedule and accordingly the Promoter and the Purchaser herein shall have the rights and interest and benefits of the common open spaces, internal road and access as well as infrastructural facilities of the entire scheme of construction described in the first schedule along with the other purchasers of the building in the said scheme of construction and accordingly the Purchaser shall cooperate and extend their sincere participation as well as the contribution of funds for maintenance and other outgoings of the said infrastructural facilities on the said scheme of construction as per the directions and discretion of the Promoters herein.
26. It is agreed and understood by the Purchaser/s that the project shall be deemed to be completed only upon the development of the said Property by utilization of the fullest present or future or proposed FSI and TDR thereof and upon completion of the entire scheme of development of the said buildings in all the phases on the entire said Project and on completion of the infrastructure and common areas and facilities and the sale of buildings and until all residences, flats, premises, garages and other tenements and units in all the buildings to be constructed as part of the project are sold and until all amounts is received. The Promoter shall not be liable and/or shall not be required to cause execution of conveyance/ transfer/ lease deed in respect of the said Land /Property or any part thereof until utilization of the entire FSI /TDR in respect of the Land / Property and all other rights and benefits available now or in future in respect of the said Land / Property including incentive FSI schemes, amalgamated plots, and until all residences, flats, premises, garages and other tenements and units in all the buildings to be constructed as part of the project are sold and until all amounts are received.
27. The Promoter has clearly brought to the notice and knowledge of the Purchaser that there will be changes, modifications, further expansions, amalgamation of the adjacent lands in the scheme of construction and its present

and future course of the scheme of development on the said property and / or the adjacent property in the manner herein recited and the Purchaser has clearly understood the same and in confirmation thereof has granted his / her clear, express, unequivocal approval for the same and shall not raise any objection, claim hindrance and obstruction to the rights, options and discretion as reserved by the Promoter herein.

28. *The Promoter has clearly brought to the notice, knowledge of the Purchaser and have disclosed to the Purchaser that the entire scheme of construction comprising of several buildings has infrastructural and recreational facilities as shown on the sanction plan and such infrastructural and recreational facilities will be for the common use, utilisation and enjoyment of all the purchasers acquiring flats and units in the buildings forming a part of entire scheme of construction and that the membership thereof will be availed by the Purchaser from and through the Promoter herein and the Purchaser along with the other purchasers shall be liable and responsible to pay and contribute the proportionate charges, expenses, levies and outgoings thereto from time to time to upkeep, manage, maintain, regulate and administer the day to day affairs of the said infrastructural and recreational facilities to Promoter and / or their agency/nominee or transferee and the absolute ownership and possession of the such club house structure shall always vest with the Promoter herein till the execution of the final deed of conveyance of the said entire property along with the buildings and structure constructed therein in favour of the Cooperative Housing Society and/or their federation or apex body.*
29. **BINDING EFFECT**  
Forwarding this Agreement to the Purchaser by the Promoter does not create a binding obligation on the part of the Promoter or the Purchaser until, firstly, the Purchaser signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Purchaser and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Purchaser (s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Purchaser and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Purchaser for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchaser, application of the Purchaser shall be treated as cancelled and all sums deposited by the Purchaser in connection therewith including the booking amount shall be returned to the Purchaser without any interest or compensation whatsoever.
30. **ENTIRE AGREEMENT**  
This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said premises as the case may be.
31. **RIGHT TO AMEND**  
This Agreement may only be amended through written consent of the Parties herein.
32. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER / SUBSEQUENT PURCHASERS**  
It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Purchasers of the said premises, in case of a transfer, as the said obligations go along with the said premises for all intents and purposes.

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

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

## 35. FURTHER ASSURANCES

The Parties herein agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

## 36. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Purchaser, in after the Agreement is duly executed by the Purchaser and the Promoter or simultaneously with the execution the said Agreement shall be registered at the appropriate office of the Sub-Registrar.

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

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

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

## 39. JOINT PURCHASERS

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

40. Stamp Duty and Registration and statutory taxes and levies: - The charges towards stamp duty and Registration of this Agreement as well as statutory

government, SemiGovernment taxes and levies and all other direct and indirect taxes shall be borne by the Purchaser alone. The Purchaser shall be entitled to the benefits offered to him under the provisions of Maharashtra Stamp Act in case of any transfer

of the said premises by him to any intending purchaser subject to the provisions of the said Act.

41. Dispute Resolution :- Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Competent Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.
42. 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.
43. The name of the Project and building shall be “**METRO REGALIA** ” and this name shall not be changed without the written consent of the Promoters. The name of association shall also be decided by the Promoters at their discretion.
44. It is hereby made clear that furniture lay out, colour scheme elevation treatment, trees garden lawns etc. shown on the pamphlet and literature are shown only to give overall idea to the Purchaser and the same are not agreed to be provided by the promoters unless specifically mentioned and agreed in this agreement. The Promoters reserves the right to make changes in Elevations, Designs, and Colures of all the materials to be used at his sole discretion. In all these matters the decision of the Promoters are final and it is binding on the Purchaser/s.
45. This agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under and any other provisions of Law Applicable thereto.

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

**All that piece and parcel of land bearing Survey No. 232 Hissa No. 3/B/1, admeasuring area about 2834.82 Sq. mtrs. Or thereabout situated at village Majiwade, Taluka and District: Thane and within the jurisdiction of Sub Registrar Thane and within the limits of Thane Municipal Corporation**

**SECOND SCHEDULE ABOVE REFERRED TO**  
Description of the nature, extent of common areas and facilities.

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

SIGNED & DELIVERED

by the within named

**Developer / Promoter**

**M/s SHREE ASHTAVINAYAK ENTERPRISES**

through its Partner

SIGNED & DELIVERED

by the within named

**Purchaser/s**

**RECEIPT**

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

Date	Cheque No.	Amount	Bank

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

I/We say received

\_\_\_\_\_  
**M/s SHREE ASHTAVINAYAK ENTERPRISES,**

**ANNEXURE**

- ANNEXURE – A - Copy of Title Report
- ANNEXURE –B - Copy of Property Card or extract Village Forms VI or VII and XII
- ANNEXURE –C-1 Copies of plans & Layout as approved by concerned Local Authority
- ANNEXURE - C-2 Copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project)
- ANNEXURE –D Authenticated copies of the plans and specifications of the said premises agreed to be purchased by the Purchaser as approved by the concerned local authority
- ANNEXURE – E Specification and amenities for the Premises,
- ANNEXURE –F Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority.