

DRAFT FOR APPROVAL

Ward No. :
Village : Chikanghar
Flat area : _____ sq. mts (carpet)
Mkt. Value : Rs. _____
Actual Value : Rs. _____

AGREEMENT FOR SALE

This Agreement made at Kalyan

on this ___ day of _____ 2023

B E T W E E N

M/s. Sai Satyam Realty LLP, a Limited Liability Partnership, having its office at Near Lawrence School, Adharwadi Jail Road, Umbarde, Kalyan through its Partner Shri _____ hereinafter referred to as the Promoter (which expression shall unless it be repugnant to' the context or meaning thereof be deemed to mean and include the partners constituting the said firm for the time being, their respective heirs, executors, assigns) being the Party of the First Part

AND

hereinafter referred to as the Purchaser Allottee (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and assigns) of the Second Part:

WHEREAS Sai Sadguru Cooperative Housing Society Limited, a society registered under the provisions of the Maharashtra Cooperative Societies Act, 1960 bearing registration No. TNA / KLN / HSG / (TC) / 13646/2002-2003 dated 01.01.2002 is the Owner of all those pieces and parcels of land lying, being and situate at village Chikanghar, Taluka Kalyan, District Thane, bearing Survey No. 21 Hissa No.10/B admeasuring 424 sq. metres and Survey No. 21 Hissa No. 10/C admeasuring 335 sq. metres thus aggregating to 759 sq. metres within the limits of the Kalyan Dombivali Municipal Corporation hereinafter called and referred to as Portion No.I and the same presently is denoted by Survey No. 21 Hissa 10/1 admeasuring 335 sq. metres and Survey No. 21 Hissa No. 10/2 admeasuring 424 sq. metres as evidenced by mutation entry No. 5656;

AND WHEREAS by and under the Development Agreement dated 21/10/2022 the said Sai Sadguru Cooperative Housing Society Limited as the Owner granted the development rights in respect of the said

portion No. 1 to M/s. Sai Satyam Realty LLP viz. the Promoter herein at and for the price / consideration and on the terms and conditions therein contained and in pursuance thereof also granted the Power of Attorney in favour of the Promoter herein and the said Agreement and Power of Attorney are registered at the office of Sub-Registrar of Assurances at Kalyan – 2 under serial No. 24132/2022 and 24134/2022 respectively and thus the Promoter herein is entitled to develop the said Portion No.I;

AND WHEREAS New Sai Park Cooperative Housing Society Limited, a society registered under the provisions of the Maharashtra Cooperative Societies Act, 1960 bearing registration No. TNA / KLN / HSG / (TC) / 14812/2003-2004 dated 19.06.2003 is the Owner of all that piece and parcel of land lying, being and situate at village Chikanghar, Taluka Kalyan, District Thane, bearing Survey No. 21 Hissa No.1/A admeasuring 1687 sq. metres within the limits of the Kalyan Dombivali Municipal Corporation hereinafter called and referred to as Portion No. II and the same presently is denoted by Survey No. 21 Hissa 1/1 admeasuring 1687 sq. metres as evidenced by mutation entry No. 5656;

AND WHEREAS by and under the Development Agreement dated 21/10/2022 registered at the office of Sub-Registrar of Assurances at Kalyan – 2 under serial No. 24139/2022, the said New Sai Park Cooperative Housing Society Limited as the Owner granted the development rights in respect of the said portion No. II to M/s. Sai Satyam Realty LLP viz. the Promoter herein at and for the price / consideration and on the terms and conditions therein contained and in pursuance thereof also granted the Power of Attorney in favour of the Promoter herein and the said Agreement and Power of Attorney are registered at the office of Sub-Registrar of Assurances at Kalyan – 2 under serial No. 24139/200 and 24159/2022 respectively and thus the Promoter herein is entitled to develop the said Portion No. II;

AND WHEREAS the Promoter in pursuance to the agreement and power of attorney have amalgamated the said Portion No. I and Portion No. II have followed the due procedure for preparing the plans for carrying out redevelopment on the property totally admeasuring 2446 sq. metres with an intention to use, utilize and consume the maximum potentiality of floor space index, under the provisions of the Unified Development Control and Promotion Regulation and have submitted the same for sanction and approval to the Town Planning Authority and the Kalyan Dombivali Municipal Corporation during the course of the scrutiny have determined the area of the said plot at 2373.00 sq. metres (after deducting 73 sq. metres not in possession) and accordingly sanctioned and approved the plans and granted the building commencement certificate under No.KDMC/TPD/BC/KV/2023-24/03 dated 11.04.2023 which comprises of
Wing "A" Ground plus one floor
Wing "B" Ground plus nine upper floors
hereinafter called and referred to as the said property and more particularly described in the schedule hereunder written.

AND WHEREAS the members of the said two cooperative housing societies have vacated their respective premises and handed over the possession of their respective premises in favour of the Promoter for the purpose of demolition and redevelopment and after vacating the said premises, the Promoter has demolished the said buildings in order to redevelop the same.

AND WHEREAS in terms of the said two agreements, the existing members of the said two cooperative housing societies are entitled for new flats in the re-development scheme of construction.

AND WHEREAS the said plans and building commencement certificate granted by the Kalyan Dombivali Municipal Corporation presently accords the sanction and approval for construction of two wings viz. Wing "A" and Wing "B".

AND WHEREAS the Promoter has intended to get the said plans and specification revised, renewed and altered for consumption of additional floor space index, incentives and benefits as may be permitted and granted by the Kalyan Dombivli Municipal Corporation under the Unified Development Control and Promotion Regulation from time to time.

AND WHEREAS in pursuance to the said sanction plans and permissions the Promoter has commenced the construction work on the said property.

AND WHEREAS the Promoter has followed the procedure under Real Estate (Regulation & Development) Act, 2016 and obtained the Certificate of Registration under No. _____ dated _____;

AND WHEREAS in terms of the said Agreement for Redevelopment, the Promoter has reserved and earmarked the flats to be provided to the members of the said two cooperative housing societies in the buildings forming the integral part of the redevelopment scheme of construction are thus entitled to sell the remaining flats and units.

AND WHEREAS the Promoter are entitled to construct building/s 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 intending purchasers and the Promoters have given the clear inspection of the plans and specifications to the Purchasers herein as regards the existing sanctioned building and the further proposed expansion, amalgamation and extensions in respect of the said property.

AND WHEREAS the Promoter declares that the above referred agreements, permissions and sanctions are still, subsisting and completely in force;

AND WHEREAS as per the above recited agreements and permissions, the Promoter is entitled to develop the said property and carry out the construction of the proposed building at their own costs and expenses

and provide and allot the premises to the members of the said two cooperative housing societies in terms of the said two Agreement and to dispose of the remaining flats constructed in the building on ownership basis and to enter into agreements with the intending purchaser and to receive the sale price in respect thereof and upon such disposal of the residential flats / units to incorporate the new purchasers as the members of the existing co-operative society and/or to follow the due procedure for formation of new co-operative housing society /condominium of apartment owners and/or corporate body of all the allottees and purchasers in the said building;

AND WHEREAS the Purchaser Allottee being desirous of acquiring the premises in the scheme of construction undertaken by the Promoter, approached the Promoter and during the course of meetings and negotiations, the Promoter has provided the clear inspection of the sanctioned plans and specifications to Purchaser Allottee herein as regards the existing sanctioned buildings and the further proposed buildings to be constructed on the said property and the Promoter intend to avail additional floors on such sanctioned buildings and also provided all the title deeds and documents in respect of the said property and every part thereof.

AND WHEREAS the Purchaser Allottee after going through the above title deeds, sanctioned plans and other relevant deed and documents offered to purchase a residential flat No. ___ on the ___ floor, admeasuring _____ sq. mt. carpet (herein after referred to as the said "premises") in the scheme of construction known as "Sai Park" (herein after referred to as the said "Building") being constructed on the said property described in the First Schedule hereunder written.

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 given inspection of all 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 to the Purchaser and the Purchaser have seen, inspected the same and are satisfied about the same;

AND WHEREAS the Purchaser Allottee 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 and irrevocable declare that he shall not raise any objection, claim, demand or action in respect of the additions, 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 the Allottee is aware of 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 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 Allottee, 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 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 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 Allottee or verandah area and exclusive open terrace area appurtenant to the said Premises for exclusive use of the Purchaser Allottee 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, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Premises with the Purchaser Allottee, 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 Allottee hereby agrees to purchase the said premises.

NOW THEREFORE, 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 Allottee in respect of variations or modifications which may adversely affect the premises of the Purchaser Allottee except any alteration or addition required by any Government authorities or due to change in law.
- 2.a. (i) The Purchaser Allottee do hereby agree to purchase and acquire from the Promoter and the Promoter in terms of the Agreement for Re-development, is entitled grant, provide and allot to the Purchaser Allottee the Flat being Flat No. _____ on _____ floor admeasuring _____ sq. mts. carpet along with _____ sq. ft. the balcony area attached to the flat in the building known as Sai Park to be constructed on the said property (herein after referred to as the said "premises") as shown on the plan annexed hereto on ownership basis at and 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.

2(b) The Promoter hereby agrees to provide and allot to the Allottee the parking slot in the mechanical tower parking.

2(c) The Purchaser Allottee has paid on or before execution of this agreement a sum of Rs _____ (Rupees _____ only) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs. _____ (Rupees _____ Only) in the following manner :-

- (a) 10% at the time of execution of this agreement.
- (b) 20% on commencement of plinth work.
- (c) 50% on casting of slabs (___% each slabs x ___ slabs)
- (e) 05% on completion of brick work and plaster
- (f) 05% on completion of tiling and electrification
- (g) 05% on completion of doors and windows
- (h) 05% to be paid at the time of possession of the said premises being offered by the Promoter to the Purchaser Allottee.

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

Sai Satyam Realty LLP

A/C No: _____

IFSC CODE : _____

Branch : _____

The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Goods and Service 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.

2(d) The Total Price is escalation-free, save and except escalations/ increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/ Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchaser Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/ regulation published/issued in that behalf to that effect along with the

demand letter being issued to the Purchaser Allottee, which shall only be applicable on subsequent payments.

- 2(e) The Promoter shall confirm the final carpet area that has been allotted to the Purchaser Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three 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 Allottee 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 Allottee. If there is any increase in the carpet area allotted to Purchaser Allottee, the Promoter shall demand additional amount from the Purchaser Allottee 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 of this Agreement.
- 2(f) The Promoter may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Purchaser Allottee by discounting such early payments @1 % 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 the Allottee by the Promoter.
- 2(g) The Purchaser Allottee 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 Allottee undertakes not to object / demand / direct the Promoter to adjust his/her/their payments in any manner.
- 3.1. 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 Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Premises.
- 3.2. Time is essence for the Promoter as well as the Purchaser Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the said premises to the Purchaser Allottee 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 herein above.

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

The Purchaser Allottee shall be entitled to avail loan from a bank/financial institution and to mortgage the said premises by way of security for repayment of the said loan to such bank/financial institution, with the prior written consent of the Promoter. The Promoter shall be entitled to refuse permission to the Purchaser Allottee for availing any such loan and for creation of any such mortgage/charge in the event the Purchaser Allottee has/have defaulted in making payment of the sale price and/or other amount wise payable by the Purchaser Allottee under this Agreement.

All the costs, expenses, fees, charges and taxes in connection with procuring and availing of the said loan, mortgage of the said premises, servicing and repayment of the said loan and any default with respect of the said loan and /or the mortgage of the said premises, shall be solely and exclusively borne and incurred by the Purchaser Allottee. The Promoter shall not be incur any liability or obligation (monetary or otherwise) with respect to such loan or mortgage.

In case the Purchaser Allottee entered into any loan/financing arrangement with any bank/financial institution, such bank/financial institution shall be required to disburse/pay all such amounts due and payable to the Promoter under this Agreement as per the demand letter from the Promoter. The Promoter shall have a first and prior charge on the said premises with respect to any amounts due and payable by the Purchaser Allottee to the Promoter under this Agreement.

The Agreement and contract pertaining to such loan and mortgage shall not impose any liability or obligation upon the Promoter in any manner.

4. The Promoter hereby declares that the Floor Space Index available as on date of present sanction in respect of the said property is _____ sq. metres as shown on the plan annexed hereto and the Promoter has does disclosed the Floor Space Index as well the proposed transferable development rights to be utilized by him on the project land in the said property and Purchaser Allottee 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 Allottee, the Promoter agrees to pay to the Purchaser Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Purchaser Allottee, for every month of delay, till the handing over of the possession. The Purchaser Allottee 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 Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the Purchaser Allottee 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 Allottee committing default in payment on due date of any amount due and payable by the Purchaser Allottee 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 Allottee 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 Allottee, by Registered Post AD at the address provided by the Purchaser Allottee and mail at the e-mail address provided by the Purchaser Allottee, 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 Allottee 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 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 installments of sale consideration of the Premises which may till then have been paid by the Purchaser Allottee to the Promoter.

5. The fixtures and fittings to be provided in the said flat premises and the building are those as set out in Annexure 'E', annexed hereto.

6. The Promoter shall give possession of the said premises to the Purchaser Allottee on or before _____. If the Promoter fails or neglects to give possession of the Premises to the Purchaser Allottee on account of reasons beyond their control and of their agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Purchaser Allottee 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.

The Purchaser Allottee shall take possession of the said premises within 15 days of the written notice from the Promoter to the Purchaser Allottee intimating that the said premises is ready for use and occupancy.

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 Allottee 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 Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to force majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Purchaser Allottee 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 Allottee, Purchaser Allottee agrees that he/she shall not have any rights, claims, etc., against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

- 7.1 Procedure for taking possession - The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Purchaser Allottee as per the agreement shall offer in writing the possession of the said premises to the Purchaser Allottee 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 Allottee. The Promoter agrees and undertakes to indemnify the Purchaser Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter.

The Purchaser Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of Purchaser, as the case may be. The Promoter on its behalf shall offer the possession to the Purchaser Allottee in writing within 7 days of receiving the occupancy certificate of the Project.

- 7.2 The Purchaser Allottee shall take possession of the said premises within 15 days of the written notice from the Promoter to the Purchaser Allottee intimating that the said Premises are ready for use and occupancy:
- 7.3 Failure of Purchaser Allottee to take Possession of Said Premises from the Promoter: Upon receiving a written intimation from the Promoter as per clause 7.1, the Purchaser Allottee 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 Allottee. In case the Purchaser Allottee fails to take possession within the time provided in clause 7.1 such Purchaser Allottee 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 Allottee, the Purchaser Allottee 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 Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

It is further clarified that the Promoter shall not be liable for defect liability due to wear and tear and/or defect caused due to Purchaser Allottee carrying out any alterations and modifications in the said premises which may result in seepage of the water and/or any damages to the structure and if such works are carried out without the written consent of the Promoter, the defect liability automatically shall become void.

8. The Purchaser Allottee shall use the said premises or any part thereof or permit the same to be used only for purpose of which it is sanctioned and approved by the municipal authorities.
9. The Purchaser Allottee 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 Allottee, so as to enable the Promoter to register the common organisation of Purchaser Allottee. No objection shall be taken by the Purchaser Allottee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority. The Promoter shall take into consideration the factual aspect as regards the administration, management of day to day affairs of the constructed and completed building and shall form a time frame policy for formation and registration of the cooperative housing society or association or limited and till such time shall call upon the purchasers who have acquired the flats to form an ad-hoc committee for carrying out the day to day administration and management of the said building in which the said premises is situated and shall render their sincere and utmost cooperation to such ad-hoc committee till the formation and registration of the society or association or limited company.

- 9.1. The Promoter within three months of the majority (51%) of the allottees having booked their premises shall form and register the Society or Association or Limited Company, as aforesaid.
- 9.2. The Promoter shall, within three months of grant of occupation certificate from the concerned town planning authority shall cause to be transferred to such entity the right, title and the interest of the Promoter in the project land on which the building is situated.
- 9.3. Within 15 days after notice in writing is given by the Promoter to the Purchaser Allottee that the Premises is ready for use and occupancy, the Purchaser Allottee 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. The Purchaser Allottee further agrees that till the Purchaser Allottee's share is so determined the Purchaser Allottee shall pay to the Promoter provisional monthly contribution of Rs.____ per month towards the outgoings. The amounts so paid by the Purchaser Allottee to the Promoter shall not carry any interest and remain with the Promoter till handing over the charge and administration to the Owner Society.

10. The Purchaser Allottee shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts:-
- (i) Rs._____ for share money, application entrance fee of the Society.
 - (ii) Rs._____ for formation and registration of the Society.
 - (iii) Rs._____ for proportionate share of taxes and other charges/levies in respect of the Society.
 - (iv) Rs._____ for deposit towards provisional monthly contribution towards outgoings of Society.
 - (v) Rs._____ For Deposit towards Water, Electric, and other utility and services connection charges.
11. The Purchaser Allottee/s 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 cooperative society or condominium of premises owners or any corporate body 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 Allottee/s shall pay to the Promoter, the Purchaser Allottee' share of stamp duty and registration charges payable, by the said cooperative society or condominium of premises owners or any corporate body 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 Allottee/s shall pay to the Promoter, the Purchaser Allottee' share of stamp duty and registration charges payable, by the said cooperative society or condominium of premises owners or any corporate body 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 cooperative society or condominium of premises owners or any corporate body.
13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER
- The Promoter hereby represents and warrants to the Purchaser Allottee 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 Allottee created herein, may prejudicially be affected;
- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said premises which will, in any manner, affect the rights of Purchaser Allottee 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 Allottee 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 area soft he Structure to the Association of the Purchasers;
- x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

- 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 Allottee or himself/themselves with intention to bring all persons into whatsoever hands the Premises may come, hereby covenants with the Promoter as follows :-
- i. To maintain the said premises the Purchaser Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Premises is taken and shall not do or suffer to be done anything in or to the building in which the 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 Premises is situated and the 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 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 Premises on account of negligence or default of the Purchaser Allottee in this behalf, the Purchaser Allottee 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 Premises in the same condition, state and order in which it was delivered by the Promoter to the Purchaser Allottee and shall not do or suffer to be done anything in or to the building in which the Premises is situated or the Premises which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchaser Allottee committing any act in contravention of the above provision, the Purchaser Allottee 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 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

Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Premises is situated and shall keep the portion, sewers, drains and pipes in the Premises and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Premises is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Paradi or other structural members in the 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 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 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 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 Premises by the Purchaser Allottee for any purposes other than for purpose for which it is sold.
- ix. The Purchaser Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Premises until all the dues payable by the Purchaser Allottee 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 Allottee from the Promoter for such transfer and assignment.
- x. The Purchaser Allottee shall observe and perform all the rules and regulations which the Society 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 Premises therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other

public bodies. The Purchaser Allottee shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupancy and use of the Premises in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

xi. Till a conveyance of the structure of the building in which Premises is situated is executed in favour of Society/Limited Society, the Purchaser Allottee 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 the handing over of the charge and administration of the said building in favour of the Owner Society, the Owner Society and the Purchaser Allottee 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 Allottee 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. 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 Allottee/s shall have no claim save and except in respect of the 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 cooperative society or condominium of premises owners or any corporate body and until the project land is transferred to the cooperative society or condominium of premises owners or any corporate body as hereinbefore mentioned.

17. After the Promoter executes this Agreement he shall not mortgage or create a charge on the said premises 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 Purchaser Allottee who has taken or agreed to take such premises.

18. The Purchaser Allottee 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.,
19. THE Purchaser Allottee shall be responsible for additional municipal taxes that may be levied by reason of the user of any permitted tenancy or lease and license agreement in respect of the premises allotted to the Purchaser Allottee.
20. The Purchaser Allottee 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 Allottee 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 additional floor space index available on the said property as well as the transferable development rights as may be permissible by law and other benefits in F.S.I. on the said land.
21. The Promoters have brought to the clear notice and knowledge of the Purchaser Allottee 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 Allottee 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 Allottee 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 Allottee 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.

22. 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 Allottee shall have no claim save and except in respect of the 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 as hereinbefore mentioned.

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

a) to form a policy for inducting the Purchaser Allottee to the membership of the Cooperative Housing Society Limited and/or to form a new co-operative housing society as the Promoter in consultation with the said Co-operative Housing Society may deem fit and proper.

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 execute the requisite transfer deed in respect of the building structure in favour of the Owner Society.

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

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

25. The Promoter has clearly brought to the notice and knowledge of the Purchaser Allottee 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 Allottee has clearly understood the same and in confirmation thereof shall not raise any objection, claim hindrance and obstruction to the rights, options and discretion as reserved by the Promoter herein

26. **BINDING EFFECT**

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

27. 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.

28. RIGHT TO AMEND

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

29. PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER ALLOTTEE / 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.

30. SEVERABILITY

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

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

Wherever in this Agreement it is stipulated that the Purchaser Allottee 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.

32. 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.

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

34. The Purchaser Allottee 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.

35. That all notices to be served on the Purchaser Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser Allottee 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 Allottee 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 Allottee, as the case may be.

36. 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.

37. Stamp Duty and Registration and statutory taxes and levies:- The charges towards stamp duty and Registration of this Agreement as well as statutory government, Semi-Government taxes and levies, service tax, goods and service tax, value added tax and all other direct and indirect taxes shall be borne by the Purchaser Allottee alone.

38. 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.

39. 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.

40. The name of the Project shall be “_____” 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.

41. 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 Allottee 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 Allottee.

42. 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.

43. All stamp duty and registration charges payable on this Agreement and on all further documents and writings incidental hereto and all the Society charges, Agreement charges and all other charges applicable to all other purchasers in respect of the said premises as well as Goods and Services Tax, Local Body Tax or any other taxes, if any, shall be borne and paid by the Purchaser Allottee alone and the Promoter shall not be liable to bear or pay any part of the same.

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

All that portion of land admeasuring 2373 sq. metres lying, being and situate at village Chikanghar, Taluka Kalyan, District Thane within the limits of the Kalyan Dombivali Municipal Corporation comprised in

| Survey No. | Hissa No. | Area (sq.metres) |
|------------|-----------|-------------------|
| 21 | 10-B | 424 |
| 21 | 10-C | 335 |
| 21 | 1-A | 1687 |

| | | |
|--|---------|------|
| | Total → | 2446 |
|--|---------|------|

and bounded as follows:

On or towards East

On or towards West

On or towards North

On or towards South

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

- 1
- 2
- 3

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day and year first hereinabove written.

SIGNED AND DELIVERED by the
Within named Promoter
Sai Satyam Realty LLP
a partnership firm
through its partner

SIGNED AND DELIVERED by the
Within named Purchaser Allottee

Witness:

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 Allottee herein as and by way of advance / part consideration
subject to realisation.

I/We say received

-
- 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.

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