



**MAVERICK
GROUP**

STERLING LIFESTYLE LLP

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AGREEMENT FOR SALE

This Agreement for Sale made at Mumbai this _____ day of _____, 2024.

BETWEEN

M/S. STERLING LIFESTYLE LLP, a Limited Liability Partnership firm registered under the Limited Liability Partnership Act, 2008, having its registered office address at A-Wing, 14th Floor, 02 Business Park, Dalmia Estate, Off P. K. Road, Mulund (West), Mumbai-400 080, entered through its authorized Designated Partner, **MR.HARSH PARESH SHAH**, 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 or partner for the time being of the said firm, the survivors or survivor of them and the heirs, executors, administrators of the last surviving partner, their or his assigns) **OF THE ONE PART;**



AND

_____, age: _____ Years, residing at _____ and assessed to Income Tax under PAN No. _____, hereinafter referred to as the "PURCHASER/S" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/ their respective heir/s executors, administrators and permitted assigns) **OF THE OTHER PART;**

The Promoter and the Purchaser/s hereinafter are collectively referred to as "Parties" and individually referred to as "Party".

WHEREAS:

A. By Development Agreement dated **07.12.2013** executed between the **SOCIETY** herein and the Promoter herein duly registered with the office of the Jt. Sub-Registrar, Kurla-3 under Sr. No. KRL-3-9925-2013 on 07.12.2013, (for brevity sake hereinafter referred to as "Development Agreement"), the **Mitradham Co-operative Housing Society** granted the Development Rights in respect of all that piece and parcel of land or ground consisting of Plot 'A' bearing C.T.S. No. 658/9/1 admeasuring 1415.3 Sq. Mtrs. and Plot 'B' bearing C.T.S. No. 658/9/3 admeasuring 1669.3 Sq. Mtrs. totally admeasuring about 3,084.60 Sq. Mtrs. lying and situated at J.N. Road, Next to Parshwanath Jain Mandir, Sarvodaya Nagar, Mulund (West), Mumbai- 400-080, (hereinafter referred to as the "said land") (more particularly described in the First Schedule herein) with the building standing therein and known as **MULUND**



MITRADHAM CO-OPERATIVE HOUSING SOCIETY LTD., to re-develop the same by demolishing the Old building standing thereon and reconstruct new building upon the considerations and upon such terms and conditions as mentioned therein. Simultaneously, the Society also granted a **POWER OF ATTORNEY** ("the DEVELOPERS"), duly registered under serial nos.KRL-3-9926-2013 dated 07.12.2013 for Development to and delegated various powers for doing various acts, things and matters in respect of the redevelopment of said property which is co-terminus with the said **DEVELOPMENT AGREEMENT**.

B. Pursuant to the said Development Agreement, the Promoter has the right to and entitled to demolish the existing old building/(s) standing on the said land and construct a new building to (i) accommodate the members of the Society under REHAB Component by utilizing the Floor Space Index, Transferable Development Rights, Premium Floor Space Index, Fungible floor space index etc. or any such Incentive FSI that may be available on the said Property in the manner and (ii) to sell and dispose off the flat/commercial premises under the share of the Promoter on such terms and conditions as recorded in the Development Agreement.

C. The MULUND MITRADHAM CO-OPERATIVE HOUSING SOCIETY

LTD comprises of total 108 members in the Society. Under the said Development Agreement, the Developer have agreed to allot Permanent Alternate Accommodation to the said members and have entered into and executed the Agreement for allotment of Permanent Alternate Accommodations, with the individual members of the society and the total area to be provided to the said 108 members is _____ Sq ft under



the proposed building on the said property, accordingly the members of the society have already vacated their respective premises and the Society has handed over the peaceful possession of the land alongwith the building standing thereon to the Promoter for the purpose of development of the said property, more particularly described under the Schedule herein.

D. The Promoter is presently in the process of constructing a new building on the said property comprising of Ground + Stilt + 5 Podium + 17 upper floors to be known as "MULUND MITRADHAM CO-OPERATIVE HOUSING SOCIETY LIMITED" on the said Property (hereinafter referred to as "said New Building"). Excluding the premises to be allotted to the members of the Society in the New Building as permanent alternate accommodation, parking spaces and common areas as agreed under the Development Agreement and Special General Body Resolution passed by the Society, the Promoter is inter alia entitled to deal with the premises to be constructed in the New Building in the manner they deem fit (forming part of the DEVELOPER'S FLATS as defined under the Development Agreement), receive consideration in respect thereof and allot parking spaces to such premises holders.

E. The Promoter has appointed Mr. Rajesh Khandeparkar as Architect and Mr. Umesh Joshi as Structural Engineer for overall redevelopment of the said Property and for the preparation of the structural design and drawings of the New Building and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.



- F. The said New Building is being constructed on the said Property by utilising the development potential of the said Property as the Promoter deemed fit and as presently permissible under the Development Control Promotion Regulation, 2034 (“DCPR”) and that may be approved from time to time by the Mumbai Municipal Corporation of Greater Mumbai (“MCGM”) and the Slum Rehabilitation Authority (“SRA”).
- G. The SRA vide its Letter of Intent (LOI) dated 20th March, 2024 bearing No.T/PVT/0137/20230802/LOI, granted permission to redevelop the said Property under Regulation 33 (11) of DCPR 2034, subject to the terms and conditions more particularly set out therein. A copy of Letter of Intent is annexed hereto and marked as Annexure - “A”.
- H. The SRA, through its Executive Engineer, has granted Intimation of Approval (IOA) dated 25.04.2024 bearing no. T/PVT/0137/20230802/AP sanctioned the plan/s and granted Commencement Certificate dated 26th September, 2024, bearing no.T/PVT/0137/20230802/AP for a composite building. The copies of Intimation of Approval and Commencement Certificate are annexed hereto as Annexure-“B” and “C” respectively.
- I. A copy of Property Card in respect of the said Property evidencing name of the Society is annexed hereto as Annexure “D”. The said property does not affect with any covenants, impediments and is free from any encumbrances and illegal encroachment. A copy of Title Certificate issued by the Advocate certifying the title of the Society as owner of the said Property and entitlement of the Promoter to develop the said Property is annexed hereto as Annexure-“E”.



- J. The Promoters/Developers have taken construction finance from _____ vide Indenture of Mortgage dated _____ having Registration No. _____ and also obtained No Objection Certificate (NOC) dated _____ for sale of the said flat from the banking institution as attached in Annexure “ _____
- K. The Promoters have informed the Purchaser that the building is approved and shall be constructed with deficient open space as per SRA scheme under the regulation 33(11) of DCP, 2034 and the Purchaser herein will not make any claims/ damages/ risks against CEO (SRA), and its staff with regards to the same. The Promoters have also informed the Purchaser/s that as per the approved Scheme under Reg. 33(11), the Promoter is required to construct PTC units admeasuring 1984.36 Sq. Mts. in the building and hand over the same to the Slum Rehabilitation Authority. In future, the promoter may Club under Clause 7.7 of Appendix-IV under Reg. 33(10), the approved Scheme with another S.R. Scheme and may shift a part of or the entire PTC BUA to the other scheme and in lieu of which the Promoter will be entitled to additional sale area together with the fungible BUA there on which the Promoter may utilise partly or fully in the proposed building resulting in additional floors to be constructed on the proposed building and the Purchasers shall not object for the same.
- L. The Purchaser/s is/has applied to the Promoter for allotment of residential premises being identified as a residential flat bearing no. _____ admeasuring _____ Sq. Ft. carpet area as per RERA equivalent to _____ Sq



mtms plus Service Balcony of _____Sq. Ft. shown on the _____ floor on the approved plan, in _____ Wing, in the building proposed to be constructed on the said Property (hereinafter referred to as the said "Residential Flat"). The carpet area of the said apartment means net usable floor area of an apartment, excluding the area covered by the external walls under service shafts, exclusive balcony appurtenant to the said flat for exclusive use of the Purchaser, but includes the area covered by the internal partition walls of the said residential flat. The said Residential Flat is more particularly described in Schedule ' ' hereunder written and its layout is delineated in Red colour on the Floor Plan as sanctioned and approved by the competent authority is annexed hereto as Annexure-'F'.

M. The Purchaser/s has/ have demanded from the Promoter and the Promoter has given full, free, and complete inspection to the Purchaser/s of all the documents of title relating to the said Property including but not limited to intimation of disapproval, commencement certificate, the sanctioned plans, designs and specifications of the said Residential Flat, the proposed plans for the New Building and such other documents as are specified under the Maharashtra Real Estate (Development and Regulation) Act, 2016 and the Rules made thereunder ("RERA").

N. Accordingly, the Promoter are entitled and enjoined upon to construct buildings on the project land as per the recitals hereinabove.

O. The Purchaser/s, having perused all the necessary documents, deeds and writings related to title of the said Property including all of the above



referred documents, and after being fully informed and satisfied about the same, as also about the status and sanctioned as well as proposed plans of the said Residential Flat, is/ are desirous of purchasing from the Promoter, the said Residential Flat for the consideration and on the terms and conditions hereinafter appearing.

P. The Purchaser/s acknowledges that the fixtures, fittings and amenities to be provided by the Promoter in the said Residential Flat. The nature, extent and description of the Common Areas and Facilities are more particularly listed out in Annexure-“G” hereto.

Q. Copies of the plans of the layout relating to development of the said Property as approved by the concerned local authority have been annexed hereto as Annexure-“H-1” collectively. The 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 - “H-2”.

R. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations etc. contained in this Agreement and all applicable laws, are willing to enter into this Agreement on the terms and conditions appearing hereinafter. The Parties have agreed to co-operate each other in registering these presents.



S. 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 residential flat agreed to be sold by the Promoter to the Purchaser as earnest money/part consideration (the payment and receipt whereof the Promoter doth 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.

T. The Promoter has registered the project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Maharashtra Real Estate Regulatory Authority bearing no. _____, The authenticated copy is attached as Annexure 'T'

U. Under Section 13 of the Real Estate (Regulation & Redevelopment) Act, 2016, the Promoter is required to execute a written Agreement for Sale of the said flat with the Purchaser being in fact these presents, and also register the said Agreement under the Registration Act, 1908.

V. 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/s hereby agree/s to purchase the said residential Premises and the garage/covered parking, as recited above.



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

1. DEFINITIONS AND INTERPRETATION:

1.1 Definitions

In addition to the terms defined in the introduction to, recitals of and the text of this Agreement, the following words and terms, whenever used in this Agreement, unless repugnant to the meaning or context thereof, shall have the respective meanings set forth below:

“**Agreement**” means this Agreement for Sale including all its Recitals, Schedules and Annexures;

“**Charges**”, “**Contributions**”, “**Subscriptions**” and “**Fees**” means charges, contributions, subscriptions and fees for the management, maintenance, servicing and supervision of common areas and facilities and all reasonable other outgoings;

“**Common Areas and Facilities**” includes all common paid and unpaid areas and facilities to be provided in the New Building as tentatively planned;

“**Government**” means the Government of India and Government of Maharashtra;

“**Insurance**” means risk cover for an amount equal to the market/ replacement value of the Residential Flat;

1.2 Interpretation

In construing this Agreement:

- i) Use of the singular shall include the plural and vice versa and any one gender includes the other genders.



- ii) The clause headings are included for convenience only and shall not affect the interpretation of this Agreement;
- iii) All dates and periods shall be determined by reference to the Gregorian calendar;
- iv) The word Agreement includes guarantee, undertaking, deed, agreement, or legally enforceable arrangement in writing and the word document includes any agreement or any certificate or consent or notice, instrument or document of any kind in writing;
- v) Clause heading and sub-clause heading shall not be used in the interpretation or construction of the clauses or sub-clauses of this Agreement;
- vi) Reference to this Agreement and any deed or instrument are deemed to include reference to this Agreement or such other deed or instrument as amended, innovated, supplemented, varied or replaced from time to time;
- vii) Reference to any party to this Agreement include his/ her/ its heirs, executors, successors or permitted assigns;
- viii) Persons includes natural person, a firm or company, corporation or body corporate or non-incorporated as well as an individual;
- ix) Reference to any Clauses, Schedules and Annexures are reference to Clauses, Schedules and Annexures to this Agreement.

2. SALE OF RESIDENTIAL PREMISES

- 2.1** The Promoter shall construct the said New Building consisting of Silt plus 5 Podiums plus 17 upper floors on the said Property in accordance with the plans, designs and specifications approved by the concerned local



authority from time to time and which have been seen and approved by the Purchaser/s with only such variations and modifications as the Promoter may consider necessary or as may be required by the concerned local authority/ the Government to be made in them or any of them. Provided the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the residential flat of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

It is further agreed and understood between the Parties that the Promoter has presently shown/ earmarked certain premises in the plans and layout of the New Building as Permanent Transit Camps (PTC) which the Promoter may after necessary permissions being procured from the concerned authorities convert the same or part thereof into free sale units and provide such PTCs in Promoter's other projects as it may deem fit with the permission of the concerned authorities.

The Purchaser/s hereby agree not to raise any objection or create any hindrance in the process of Promoter converting such PTCs or part thereof into free sale units or such use as may be disclosed in the proposed plan/ layout of the New Building or required by the concerned authorities.

The Promoter may amend the sanctioned floor plans of the building for utilization of the additional Sale BUA together with the Fungible thereon and shall also be entitled to carry out such changes in the sanctioned plans/ layouts in respect of the development of said Property for the effective implementation of the proposed plans/ specifications as disclosed to the Purchaser/s and construct as many upper floors in the



New Building as may be necessary for utilizing the full potential of the said Property and/or as may be sanctioned by the concerned authorities and/or as the circumstances demand, provided that the Promoter shall have to obtain prior consent in writing from the Purchaser in respect of variations or modifications if any which may adversely affect the Residential Flat to be allotted to the Purchaser/s except any alteration or addition required by any Government/ authorities or due to change in law.

The Purchaser/s hereby agree/s not to create any hindrance or interference with the development of the said Property. The Promoter shall also not be required to procure permission of the Purchaser/s for carrying out any alterations or additions or modifications in the sanctioned plans, layout plans and specifications or the New Building or common areas in the project which are required to be made by the Promoter in compliance of any direction or order etc. issued by the competent authority or statutory authority, under any law of the State or Central Government for the time being in force.

- 2.2 (a)(i) In consideration of the Purchaser/s having expressly agreed to pay to the Promoter the purchase price for purchase of the said Residential Flat and the Garage/covered Car Parking Spaces in the manner mentioned hereinbelow, and to observe, perform and comply with the terms and conditions hereinafter contained. The Purchaser agrees to purchase from the Promoter and the Promoter agrees to sell to the Purchaser on ownership basis, residential flat bearing no. _____ admeasuring _____ Sq. Ft. carpet area as per RERA on the _____ floor, at or for the sale



consideration of Rs. _____/- (Rupees _____ only) including the Rs. _____ being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule as mentioned herein ("the said Consideration").

- (ii) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser garage/covered car parking area at _____ level basement/podium/stilt/mechanical car parking unit bearing nos. _____, admeasuring _____ Sq ft having _____ Sq ft, length X _____ ft, breadth X _____ Ft, vertical clearance at or for the sale consideration of Rs. _____/- (Rupees _____ only) in the New Building to be known as " _____ " proposed to be constructed on the said Property (hereinafter referred as the said "Residential Flat" and "said Garage/Covered Car Parking Spaces") in accordance with the sanctioned plans and specifications. The said Residential Flat is more particularly described in Second Schedule hereunder written and is shown delineated in red colour on the plan/ layout annexed hereto as Annexure-"F".
- (b) The total aggregate consideration amount for the residential flat including garages/covered parking spaces is thus Rs. _____/-

OR

The Purchaser has requested the Promoter for allotment of an Open Car Parking Space and the Promoter agrees to allot to the Allotee an open car



parking space without consideration bearing No. _____ admeasuring about _____ sq.ft. having _____ ft length x _____ ft, breadth”.

- (c) The Allottee has paid on or before execution of this agreement a sum of Rs. _____/- (Rupees _____ Only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to the Promoter the balance amount of Rs. _____/- (Rupees _____) and shall be deposited in RERA Designated Collection Bank Account No. 43389483723, State Bank of India, Wagle Estate Branch having IFSC Code SBIN0001053 situated at SME Wagle 101, 1st floor, Bhoomi Velocity, B39, Road No.23, Wagle Industrial Estate, Dist Thane, Maharashtra 400604. In addition to the above Bank account, I/We have opened in the same Bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account having Account No.43201170894 and 43389527105 respectively.”

The said balance Consideration shall be paid by the Purchaser/s to the Promoter without any deduction whatsoever, in the following manner, time for payment being the essence of the contract:

- i) Amount of Rs. _____/- (Rupees _____ only) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of this Agreement;
- ii) Amount of Rs. _____/- (Rupees _____ only); (not exceeding 45% of the total consideration amount to be made to the Promoter on completion of plinth of the new building or Wing in which the said Residential Flat is located.
- iii) Amount of Rs. _____/- (Rupees _____ only); (not exceeding 70% of the total consideration amount to be made to the



Promoter on completion of slabs including Podium and sills of the building or wing in which the said Apartment is located.

- iv) Amount of Rs. _____/- (Rupees _____ only);
(not exceeding 75% of the total consideration amount to be made to the Promoter on completion of the Walls, internal plaster, floorings, doors and windows of the said Residential Flat).
- v) Amount of Rs. _____/- (Rupees _____ only (not exceeding 80% of the total consideration amount to be made to the Promoter on completion of sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Residential Flat).
- vi) Amount of Rs. _____/- (Rupees _____ only);
(not exceeding 85% of the total consideration amount to be made to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with water proofing, of the building or wing in which the said Residential Flat is located).
- vii) Amount of Rs. _____/- (Rupees _____ only);
(not exceeding 95% of the total consideration to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as maybe prescribed in the Agreement for Sale or wing in which the said Residential Flat is located).
- viii) Balance Amount of Rs. _____/- (Rupees _____ only) against and at the time of handing over the possession of the said Residential Flat to the Purchaser on or after receipt of occupancy certificate or completion certificate.



The said Consideration is exclusive of all Government taxes (consisting of tax paid or payable by the Promoter such as GST, Value Added Tax, 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) upto the date of handing over the possession of the said Residential Flat.

The Purchaser/s agree(s) and confirm(s) to pay the said Consideration and all such amounts which become due or payable by the Purchaser/s under the provisions of this Agreement, by Account Payee cheque/demand draft/pay order payable to the Promoter. The tax deduction at source (TDS), if applicable, on the said Consideration shall be deposited forthwith by the Purchaser/s with the concerned authorities and certificate evidencing such deposit shall be provided to the Promoter within the time period stipulated under the Income Tax Act, 1961.

2.2 SERVICE TAX/GOODS AND SERVICES TAX, VALUE ADDED TAX AND OTHER TAXES

The Purchaser/s hereby agree/s and undertake/s to pay to the Promoter the service tax, value added tax and other taxes including Goods and Service Tax that may be leviable on the sale transaction contemplated herein and the services provided by the Promoter herein. In the event, if there is any increase or penalty imposed in respect of the above service tax or value added tax or goods and services tax due to change in law or change in methods adopted for computation of service tax or value added tax or goods and services tax then such increase or penalty shall be payable by the Purchaser/s. Any fresh levy or tax or cess by whatever name called is introduced in respect of the sale transaction contemplated



herein the Purchaser/s hereby agree/s to bear the same and agree/s to indemnify the Promoter in that behalf.

2.3 Subject to the conditions herein contained, sale of the Residential Flat shall be complete only after the said Consideration and all other amounts payable by the Purchaser/s in terms of this Agreement are paid in full by the Purchaser/s to the Promoter. Within a period of 7 (seven) days from written intimation being given by the Promoter, the Purchaser/s shall pay the aforesaid installments towards the said Consideration. No interest in the said Residential Flat shall vest in favour of the Purchaser/s, until the payment of the said Consideration and all other amounts due under this Agreement shall have been paid in full by the Purchasers. Notwithstanding anything contained in this Agreement or any document that the Purchaser/s may execute in respect of the said Residential Flat, the Promoter shall, in respect of any amount remaining unpaid by the Purchaser/s under the terms and conditions of this Agreement, have a first lien and charge on the said Residential Flat agreed to be purchased by the Purchaser/s.

2.4 The said Consideration is escalation free save and except escalations/ increases may vary as set out in this Agreement, 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/s for increase in development charges, costs or levies imposed



by the competent authorities etc., the Promoter shall enclose the notification/ order/ rule/ regulation published/ issued in that behalf to that effect along with the demand letter being issued to the Purchaser/s, which shall only be applicable on subsequent payments towards the said Consideration.

2.5 The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottee by discounting such early payments @ % premium for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.

2.6 It is also agreed and understood between the Parties that in the event of any variation (subject to three percent cap) in the carpet area of the said Residential Flat agreed to be allotted to the Purchaser/s, the Promoter shall confirm to the Purchaser/s the final carpet area that has been allotted to the Purchaser/s upon completion of construction of the said New Building in which the said Residential Flat is located and occupancy certificate is received from the competent authority, by furnishing details of the changes, if any, in the carpet area subject to the variation cap of three percent. The said Consideration payable for the carpet area shall be recalculated upon confirmation by the Promoter. In the event if there is any reduction in the carpet area within the defined limit stated hereinabove, then the Promoter hereby agrees to refund the excess money paid by the Purchaser/s, within 45 days with annual interest at the rate specified in the rules, from the date when such an excess amount was



paid by the Purchaser/s. If there is any increase in the carpet area allotted to the Allottee, the Promoter shall demand additional amount from the 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 2.2 hereinabove.

2.7 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 Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

2.8 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 Flat to the Purchaser, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Residential Flat.

2.9 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the [Apartment/Plot] to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee 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 (c) herein above. ("Payment Plan").

2.10 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the Residential flat to the Purchaser and the common areas to the association of the allottees 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 2.2 herein above. ("Payment Plan").

2.11 The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is square meters only and Promoter has planned to utilize Floor Space Index of 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 _ as proposed to be utilized by him on the project land in the said Project and Purchaser has agreed to purchase the said Residential flat based on the proposed construction and sale of flats 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.



3. MODE OF PAYMENT AND DEFAULTS

- 3.1** The Purchaser/s confirm(s) and undertake(s) to pay the amounts towards the said Consideration on the due dates as set out hereinabove, without any delay or default. The Purchaser/s further agree(s) and undertake(s) to accept and shall never dispute the certificate that may be issued by the Architect appointed by the Promoter for certifying the completion of stages required for the purposes of the said Consideration to be paid by the Purchaser/s;
- 3.2** All cheques given by the Purchaser/s representing the amounts for the sale of the said Residential Flat shall be honoured on their presentation.
- 3.3** Any default in payment of any of the amounts set out in Clause 2.2 above on their respective due dates shall be a default on the part of the Purchaser/s of the terms of this Agreement.
- 3.4** Without prejudice to the right of the Promoter to charge interest as envisaged herein, if the Purchaser/s committing any delay and/or default in making payment of any of the installments on their respective due dates and/or of any amount due or payable by the Purchaser/s to the Promoter under this Agreement (including the Purchaser/s proportionate share of rates, taxes, cesses and assessments levied or imposed by the concerned local body or Government authority and all other outgoings including the Charges, Contributions, Subscriptions and Fees) and on the Purchaser/s committing three defaults of payment of



installments or the Purchaser/s committing breach of any of the terms and conditions herein contained, the Promoter shall at his option may terminate this Agreement. Provided that the Promoter shall give to the Purchaser/s a 15 (Fifteen) days notice in writing (at the address provided herein through registered post AD and mail at the email address provided herein), to the Purchaser specifying the breach or breaches of the terms and conditions by the Purchaser/s and their intention to terminate this Agreement. If the Purchaser/s fail/s to rectify such default or breach within the said notice period of 15 (Fifteen) days, then the Promoter, at its sole option and without prejudice to any other rights and remedies of the Promoter against the Purchaser/s in that behalf, be entitled to terminate this Agreement without any further reference to the Purchaser/s, by giving to the Purchaser/s notice in writing of the same.

- 3.5** Provided, further upon termination of this Agreement in terms of Clause 3.4 hereinabove, the Promoter shall be entitled to retain a sum equivalent to 5% (Five per cent) of the said Consideration as and by way of liquidated damages and shall refund to the Purchaser/s balance amount, i.e. the installments of the sale consideration of the Flat which may till then have been paid by the Allottee to the Promoters, within a period of 30 days from the date of termination. Upon such termination, the Purchaser/s shall have no right, title, interest, claim, demand and/or dispute of any nature whatsoever against the Promoter and/or in respect of the said Residential Flat or any part thereof and/or the said Property or any part thereof and the Promoter shall be at liberty to dispose off/sell the said Residential Flat to any person whomsoever at such price as the



Promoter may in its absolute discretion deem fit, without any further act or consent/reference of/ to the Purchaser/s.

3.6 It is clarified that upon termination of this Agreement and on the repayment/refund of the amounts towards the said Consideration to the Purchaser/s as set out in Clause 3.5 above, the Promoter shall be completely discharged of its obligation towards the Purchaser/s under this Agreement and the Purchaser/s shall not be entitled to make any claim against the Promoter whether by way of any losses, damages, compensation or otherwise.

3.7 It is also expressly agreed between the Parties that if the Promoter fails to abide by the time schedule for completing the project and handing over the said Residential flat 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 Allottee, for every month of delay, till the handing over of the possession. The 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 Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoter.

3.8 The Purchaser/s also hereby agrees to pay to the Promoter, interest as specified under RERA, on all delayed payment which become due and payable by the Purchaser/s to the Promoter under the terms and conditions of this Agreement from the date the said amount is payable by the Purchaser/s to the Promoter.



3.9 The Purchaser/s hereby authorises the Promoter to adjust/appropriate all payments made by the Purchaser/s 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/s undertakes not to object/demand/ direct the Promoter to adjust his payments in any manner.

3.10 The right of the Promoter to receive interest as aforesaid shall not entitle the Purchaser/s to delay the payment of any amounts set out in Clause 2.2 above on their due dates, nor shall it amount to or be construed as a waiver on the part of the Promoter of any of its rights, remedies and privileges in case of default in payment of any amounts set out in Clause 2.2 above on their respective due dates in the agreed manner by the Purchaser/s.

4. POSSESSION OF THE RESIDENTIAL FLAT

4.1 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 plans or thereafter and shall, before handing over possession of the said Residential Flat to the Purchaser/s, obtain from the concerned local authority occupancy and/or completion certificates covering the said Residential Flat.

4.2 The Promoter shall hand over peaceful possession of the said Residential Flat to the Purchaser/s on or before a period of _____, provided the Purchaser/s makes timely payments towards the said Consideration for the ultimate sale of the said Residential Flat as mentioned hereinabove and the Purchaser/s duly observing all the terms



and conditions contained herein including payment of other charges, outgoings, taxes etc.

4.3 After the Promoter has received the said Consideration as per the schedule of payment detailed in Clause 2.2 above along with other charges mentioned under this Agreement and the Purchaser/s has/ have complied with the terms and conditions of this Agreement, the Promoter, within 7 (Seven) days from receiving occupancy certificate in respect of the said New Building to be constructed by the Promoter on the said Property, shall offer in writing the possession of the said Residential Flat to the Purchaser/s in terms of this Agreement to be taken within 3 (three) months from the date of issue of such notice and the Promoter shall give possession of the Flat to the Purchaser. The Promoter agrees and undertakes to indemnify the Purchaser in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter.

The Purchaser/s shall take possession of the said Residential Flat within 15 (fifteen) days from the date of receipt of such intimation from the Promoter intimating that the said Flat are ready for use and occupancy by executing necessary indemnities, undertakings and such other documentation as may be intimated by the Promoter.

4.4 Period commencing from the expiry of the time period provided in the intimation given by the Promoter to the Purchaser/s as aforesaid, the said Residential Flat shall be at the risk of the Purchaser (irrespective of whether possession of the said Residential Flat is actually taken by the Purchaser/s or not) in all respects, including loss or damages arising



from the destruction, deterioration, injury or decrease in value of the said Residential Flat. It is agreed that irrespective of whether possession of the said Residential Flat is actually taken or not by the Purchaser/s within the time period as aforesaid, the Purchaser/s shall be liable to bear and pay to the Promoter all outgoings in respect of the said Residential Flat including his proportionate share in all rates, taxes, cesses, assessments, betterment charges, levies and all other impositions made by the competent local or public bodies or authorities and/or Government, water charges, insurance, common lights and repairs and salaries of employees, clerks, bill collectors, chowkidars, sweepers and electricity, gas and telephone cables, waterlines, drainage lines, sewerage lines and all other expenses and outgoings necessary and incidental to the management, administration and maintenance of the said Residential Premises, the said Property and the New Building in which the said Residential Flat is located. The Purchaser/s further agrees that till the time the Purchaser/s share in the aforesaid outgoings is determined, the Purchaser/s shall from the date of the intimation, regularly pay to the Promoter on the 5th day of every month, the provisional monthly contribution towards all outgoings or such other amounts as may be communicated, from time to time, by the Promoter to the Purchaser/s in writing. All such outgoings and such payments shall be promptly made by the Purchaser/s every month in advance to the Promoter. The Purchaser/s agrees and undertakes to pay to the Promoter, the estimated, provisional, six months contribution i.e. Rs. _____/- (Rupees _____ only) towards all outgoings including the Charges, Contributions, Subscriptions, and



Fees at the time of the Promoter offering the possession of the said Residential Flat and shall not withhold or fail to pay the same or any part thereof for any reason whatsoever. The amounts so paid by the Purchaser/s to the Promoter shall not carry any interest and shall remain with the Promoter and shall be utilised for meeting all outgoings.

4.5 If the Promoter fails or neglects to give possession of the said Residential Flat on account of reasons beyond his control within the agreed period despite the Purchaser/s adhering to the terms and conditions of this Agreement then the Promoter shall be liable on demand to refund to the Purchaser/s the amounts already received by the Promoter in respect of the said Residential Flat with interest at the rate prescribed under RERA 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 possession of the said Residential Flat, within the aforesaid period, if the completion of the said Residential Flat is delayed on account of:

- i) War, Civil Commotion or Act of God and
- ii) any notice, order, rule, notification of the Government and/or other public or competent authority / Court,
- iii) Specific stay of injunction orders relating to the real estate project from any Court of Law, or Tribunal, competent authority, statutory, high power committee, etc.

5. DEFECT LIABILITY

5.1 If within a period of Five (5) years from the date of the Promoter handing over possession of the Residential Flat as contemplated herein, if the



Purchaser/s bring/s to the notice of the Promoter any structural defect in the said Residential Flat or the New Building or any defects on account of workmanship, quality or provision of service, then wherever possible, such defects shall be rectified by the Promoter at their cost and in case it is not possible to rectify such defects, then the Purchaser/s shall be entitled to receive reasonable compensation for such defect as provided under the RERA Act. Notwithstanding what is stated herein, the Promoter shall not be liable to rectify and/or pay compensation if such defect is due to any fit outs, interior works, renovation etc. carried out by the Purchaser/s in the said Residential Flat or by any other occupier of the premises or his/ her/ their contractors, engineers, architects in the said tower/wing or any premises therein as well as due to negligence on the part of the Purchaser/s or misuse of the said Residential Flat by the Purchaser/s.

5.2 The aforesaid warranty given by the Promoter is applicable only if after occupying the apartment the allottee shall maintain the apartment in the same condition as it was handed over to him by the promoter. In case the allottee makes any changes of whatsoever nature including shifting of the walls, doors, windows and their grills, bedrooms, kitchen, bathrooms, balconies, terrace, enclosing balconies, flower bed, extending rooms, changing floorings, plumbing systems, electrical wiring, sanitary systems and fittings, fixing falls ceiling or doing any work affecting and damaging the columns and/or beams of the building, or damaging the stability of the structure of the building, intentionally or due to negligence, with or without the permission of the competent authority and/or society or



association/ company. Further, cases including where the allottee (i) installs air-conditioners on the external walls haphazardly which may destabilize the structure, (ii) allottee and/or its tenants load heavy luggage in the lift, (iii) damage any portion of the neighbour's Apartment, or common area by drilling or hammering etc. and (iv) does not follow the conditions mentioned in the maintenance manual, the allottee shall not be entitled to invoke the aforesaid warranty given by the promoter.

6. CONSUMPTION OF FLOOR SPACE INDEX, TRANSFERABLE DEVELOPMENT RIGHTS, FUNGLIBLE FLOOR SPACE INDEX ETC.

6.1 The Promoter hereby declares that the floor space index available as on date in respect of the said Property is 1871.61 Square Meters only and the Promoter has planned to utilize Floor Space Index of 4.05 by availing of Transferable Development Rights or Floor Space Index available on payment of premiums or Floor Space Index available as incentive Floor Space Index by implementing various schemes as envisaged under DCR or based on expectation of increased Floor Space Index under Reg.33(11) which may be available in future on modification to DCR, which are applicable to the said Property. The Promoter has disclosed the Floor Space Index of 4.05 as proposed to be utilized by the Promoter on the said Property and the Purchaser/s has/ have agreed to purchase the said Residential Flat alongwith covered car parking area bearing nos.____ on ____ floor based on the proposed construction and sale of premises/ apartments to be carried out by the Promoter after utilizing the proposed Floor Space Index and on the understanding that the declared proposed Floor Space Index shall belong to the Promoter only.



The Promoter hereby declares that the Promoter intends to Club, under Clause 7.7 of Appendix -IV under Reg. 33(10), the approved Scheme with another S.R. Scheme and may shift a part of or the entire PTC BUA to the other scheme and in lieu of which the Promoter will be entitled to additional sale area together with the fungible BUA there on which the Promoter may utilise partly or fully in the proposed building resulting in additional floors to be constructed on the proposed building.

6.2 The Purchaser/s acknowledges and gives his explicit consent to Club the approved Scheme with another S.R. Scheme under Clause 7.7 of Appendix -IV under Reg. 33(10), and gives his explicit consent to utilise the additional Sale BUA together with the Fungible thereon which the Promoter will be entitled for in lieu of the PTC BUA, partly or fully in the proposed building resulting in additional floors to be constructed on the proposed building. The Purchaser/s acknowledges and gives his explicit consent to amend the sanctioned floor plans of the building as well as to increase the floors in the building for utilization of the additional Sale BUA together with the Fungible thereon.

6.3 The Purchaser/s acknowledges and agrees that he/ she/ they/ is/ are and shall be entitled to the said Residential Flat only as herein provided and in no event shall be entitled to raise any objection in respect of utilization of floor space index, transferable development rights, fungible floor space index, premium floor space index. The Purchaser/s further agree/s that the Promoter shall be entitled to utilize the floor space index, transferable development rights, fungible floor space index, premium



floor space index in the manner they deem fit and in accordance with the understanding agreed or that may be agreed from time to time between the Promoter and the Society.

The Purchaser/s further agree/s that the Promoter shall be entitled to utilize the additional floor space index, additional transferable development rights, additional fungible floor space index, additional premium floor space index which may be available in future on modification to DCPR, which are applicable to the said Property in the manner they deem fit and in accordance with the understanding agreed or that may be agreed from time to time between the Promoter and the Society.

6.4 Further, the Purchaser/s shall not interfere with or object to any construction of upper floors, premises, structures or any adjoining buildings etc. on any ground whatsoever including but not limited to obstruction of outside view, light, air, ventilation, noise pollution, any easementary rights or for any other reason whatsoever.

7. USE OF THE RESIDENTIAL FLAT

7.1 The Purchaser/s shall use the said Residential Flat only for bonafide Residential purpose. The Purchaser/s shall not use the said Residential Flat or any part thereof for any illegal or immoral purpose whatsoever. The Purchaser/s shall not use the Residential Flat for any commercial purpose including but not limited to use the Residential Flat as office of advocate, doctor's clinic etc.



7.2 The Purchaser/s' right is specifically restricted to the use and enjoyment of the said Residential Flat only. The Purchaser/s shall use and enjoy the same in a manner so as not to interfere or conflict with the use and enjoyment of other structures occupied by any other resident/s or visitor/s of the New Building. Subject to the terms and conditions mentioned herein, this Agreement does not create any right in favour of the Purchaser/s in respect of any structure or residential premises on the said Property other than the said Residential Flat. The Purchaser/s hereby specifically confirm(s) and agree(s) that the Promoter shall have the right to exploit the common infrastructure, open space and other amenities and facilities in such manner as may be decided by the Promoter at its sole discretion but without adversely affecting the use and enjoyment of the said Residential Flat by the Purchaser/s as provided herein.

7.3 The Purchaser/s shall not put up any decorations in or make any alterations, additions or improvements to the exterior of the said Residential Flat nor shall make any changes to the windows and glazing of the same without prior written consent of the Promoter or the Society, as the case may be. The Purchaser/s shall, with the prior written consent of the Promoter, be at liberty to fix safety grills on windows of the said Residential Flat, of such design as the Promoter may specify (so as to obtain and maintain uniformity of design in the New Building). The Promoter shall be entitled to remove, at the cost and risk of the Purchaser/s any grill which may have been fixed without the Promoter's written authority or if the same is not of the design prescribed by the



Promoter. The Purchaser/s shall not at any time construct on (whether of a temporary or permanent nature) or make any structural alterations thereto or fix or erect sun screens or weather shades, on the exterior of the said Residential Flat without prior written consent of the Promoter.

8. MEMBERSHIP OF THE SOCIETY

- 8.1** Upon payment of entire Consideration and all the payments contemplated herein by the Purchaser/s, Provided that in the absence of local laws, the association of allottees by whatever name called, shall be formed within a period of three months of the majority of allottees having booked their flat in the said building and formation of Apex Body in the form of federation within a period of three months from the date of receipt of occupancy certificate of the last of the building to be constructed in the sanctioned layout before the Registrar. The Purchaser along with other Purchasers of the flats in the building shall join in forming and registering the 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 bye-laws 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 Allottee, so as to enable the Promoter to register the common organisation of Purchasers/ Allottee. No objection shall be taken by the 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 maybe, or any other Competent Authority.

8.2 The Promoter shall submit the application in that behalf to the Registrar for registration of a Co-operative Housing Society under the Maharashtra Co-operative Societies Act or a Company or any other legal entity within three months from the date of which 51% of the total number of Purchasers/ in such a building have booked their flats.

8.3 The Promoter shall submit an application to the Registrar for registration of Co-operative Society or to register an Apex Body in the form of Federation in the layout as mentioned above in clause 8.2, Such application shall be made within a period of three months from the date of receipt of Occupation Certificate of the last of the building which was to be

8.4 The Promoter shall assist the Purchaser/s in submitting the necessary documents including forms, undertaking, indemnities etc. with the Society to enable the Purchaser/s for subscribing to the membership of the Society, The Purchaser/s hereby agree/s and undertake to execute all the forms undertaking, indemnities etc. that may be required in the opinion of the Promoter and/or the Society for admitting the Purchaser/s as member of the Society,

8.5 The Purchaser/s hereby agree/s and undertake/s to pay the following amounts without any delay or demurr and within 7 (Seven) days from the receipt of an intimation from the Promoter in that behalf;

- i. Rs.750/- (Rupees Seven Hundred only) for share application money;
- ii. Rs. 2,500/- (Rupees Two Thousand Five Hundred only) towards entrance fees,



It is expressly agreed between the Parties that the above amounts may vary and shall always be subject to the discretion of the Society.

8.6 Once the Purchaser/s is/ are admitted to the membership of the Society, the Purchaser/s is/ are hereby agree/s and undertake/s to abide by the bye-laws, rules and regulations of the Society including the resolutions that have been passed till date and that may be passed in future. The Promoter has intimated in writing to the Purchaser/s for submitting necessary forms, undertaking, indemnities etc., the Purchaser/s hereby agree/s and undertake/s not to submit any documents or correspond with the Society independently for admitting him/ her / it as member of the Society. It is clearly agreed and understood that the Purchaser/s shall be entitled to apply for such membership of the said Society only through the Promoter as aforesaid.

8.7 The said project is a redevelopment project of the Society known as Mulund Mitradharm CHS Ltd, and the said Society is the owner of the Project land alongwith the building standing thereon, hence the conveyance deed is already executed between the Society and the original landowners.

8.8 The Promoter shall within three months of registration of the Society as aforesaid shall cause to be transferred to the Society all the rights, title and interest of the Promoter in the said structure of the Building in which the flat is situated subject to the right of the Promoter to the unsold Flats that are under the sale component which comes under the share of the Promoter.

8.9 The Promoter shall within three months of the Federation /apex body of the Society as aforesaid cause to be transferred to the Federation/Apex Body all the right, title and interest of the Promoter on which the two buildings are



constructed subject to the right of the Promoter to the unsold flats that are under the sale component which comes under the share of the Promoter.

9. COMMON AREAS AND FACILITIES AND CHARGES, CONTRIBUTIONS, SUBSCRIPTIONS AND FEES

9.1 After the Purchaser/s has/ have paid or agreed to pay to the Promoter the entire said Consideration and all other amounts payable by the Purchaser/s to the Promoter in terms of this Agreement and possession of the said Residential Flat has been offered by the Promoter to the Purchaser/s, the Purchaser/s shall be deemed to be the owner/s thereof with all right, title and interest therein along with the rights and obligations attached to the same. Accordingly, subject to payment of the entire said Consideration along with all other amounts payable by the Purchaser/s to the Promoter in terms of this Agreement, the Purchaser/s shall be entitled to usage of paid and unpaid Common Areas and Facilities that will be available as and when developed by the Promoter. The Purchaser/s hereby acknowledges and agrees expressly that he/ she/ it/ they shall be liable to pay to the Promoter, fees and/or charges in the nature of access fee and/or membership fees and/or maintenance charges and/or usage charges for the paid Common Areas and Facilities such as club house, gymnasium, etc. that will be available as and when developed by the Promoter. It is agreed and understood that unpaid Common Areas and Facilities mean those Common Areas and Facilities for which there would be no access/ entry fee but cost of maintenance, repair, replacement, up-gradation of (wherever applicable) and usage of service/s offered by these unpaid Common Areas and Facilities would be



payable by all the occupants of the said New Building on pro-rata basis or any other reasonable basis to the Promoter and/or to the Society as determined by the Promoter or the Society from time to time. Utilization of the paid Common Areas and Facilities by the Purchaser/s shall be subject to such payments and observance of such terms and conditions as may be determined by the Promoter or the Society from time to time and intimated to the Purchaser/s. An indicative and tentative list of paid and unpaid Common Areas and Facilities to be provided by the Promoter is set out in Annexure-1H' hereto. As the development of the said Property progresses, the Promoter shall be entitled to alter the presently planned areas, amenities and facilities such that such alterations do not adversely affect the use of the said Residential Flat by the Purchaser/s. The Purchaser/s hereby agrees and undertakes to abide by all rules and regulations as may be prescribed from time to time, be framed or modified or amended (including, regarding payment of entrance fee, membership fee and other charges) by the Promoter or the Society. The Purchaser/s shall, if required by the Promoter or the Society, execute with the Promoter or the Society a separate agreement or other appropriate deed and document as may be framed by the Promoter or the Society, setting out the terms and conditions for use of the paid Common Areas and Facilities.

- 9.2 The Purchaser/s shall from time to time pay to the Promoter and/or to the Society such Charges, Contributions, Subscriptions, and/or other Fees as may be prescribed by the Promoter and/or the Society in respect of the maintenance, management, supervision and servicing of Common Areas



and Facilities and other outgoings payable by the Purchaser/s. Provided however, such Charges, Contributions, Subscriptions, and Fees shall be determined as stated herein and notified from time to time by the Promoter and/or by the Society as the case may be. The Purchaser/s shall also in addition to the above, pay proportionate charges including but not limited to utilities like electricity connection, water connection, security deposit, charges for utilizing/ consuming the same, and any other incidental charges payable.

9.3 As explained by the Promoter and appreciated by the Purchaser/s, the Purchaser/s admit/s and acknowledge/s that it is in the interest of all the persons concerned including the Purchaser/s herein that all payments in respect of all the amenities and facilities particularly water and electricity are paid in time by all the persons concerned and any defaulting Purchaser/s should not be entitled to have the benefit of any amenities or facilities or services concerned in order to *inter alia*, maintain a disciplined and peaceful living environment and atmosphere. The Purchaser/s agree/s and acknowledge/s that it would be lawful, just, fair, and equitable that in case of the Purchaser/s defaulting, the availability or supply of the amenities and facilities including water and electricity supply shall be disconnected, so that those persons who are complying with their obligation regarding payment etc. do not suffer on account of defaulting persons and the continuance of the amenities and facilities to the non-defaulting persons in general is not necessarily disrupted.



9.4 In any event, the Purchaser/s further agree(s) that any default in payment of any of the aforesaid Charges, Contributions, Subscriptions, and Fees etc. shall amount to committing a breach of the terms and conditions of this Agreement and the Purchaser/s shall be responsible and liable for the consequence thereof.

9.5 The Purchaser/s further agree/s and acknowledge/s that in the event of the Promoter not receiving the requisite Charges, Contributions, Subscriptions, and Fees etc. for the maintenance, management, supervision and servicing of Common Areas and Facilities as provided in this Agreement, the Purchaser/s shall not hold the Promoter responsible or liable in any manner for the inadequate and/or absence of proper maintenance, management, supervision and servicing of amenities and facilities concerned and the Promoter shall be free to take such steps that it may deem fit and proper in regard to such default on the part of the Purchaser/s and the Purchaser/s shall not raise any dispute with respect to such steps being taken by the Promoter or the consequences that may arise due to initiation and conclusion of such steps. The Charges, Contributions, Subscriptions, and Fees shall be paid by the Purchaser/s on the possession of the said Residential Flat being offered by the Promoter to the Purchaser/s.

9.6 The Purchaser hereby agree/s to pay the following amounts simultaneous on the execution of this Agreement:



- Rs. _____ /- (Rupees _____ only): towards their share of charges and expenses for cabling charges to the said Property and the Residential Flat;
- Rs. _____ /- (Rupees _____ only): towards their share of charges and expenses for development charges and premium paid/payable to MCCM on development of the said Property;
- Rs. _____ /- (Rupees _____ only): towards their share of charges and expenses for securing electric connection to the said Property and the Residential Flat
- Rs. _____ /- (Rupees _____ only): towards their share of charges and expenses for securing gas connection to the said Property and the Residential Flat;
- Rs. _____ /- (Rupees _____ only): towards his share of charges and expenses for securing water connection to the said Property;
- Rs. _____ /- (Rupees _____ only): Capital Assessment Tax;
- Rs. _____ /- (Rupees _____ only): towards their share of 6 months advance maintenance.
- Rs. _____ /- (Rupees _____ only): towards his share of expenses for legal cost incurred by the



Promoter on this Agreement and other ancillary documents in respect of the said Residential Flat

Rs. _____/- (Rupees _____ only): Total

9.7 The Purchaser/s hereby agree/s to pay the service tax or Goods and Services Tax or all such taxes that may be applicable on the amounts payable by the Purchaser/s under this Agreement including but not limited to amounts mentioned hereinabove. It is also agreed and understood between the Parties that the Promoter shall not be liable to render any accounts towards utilization of the aforesaid amounts.

10. PURCHASER/S' REPRESENTATIONS, COVENANTS AND WARRANTIES

- 10.1 This Agreement is subject to and conditional upon due and punctual payment of the amounts herein reserved and due performance of all the covenants and conditions on the part of the Purchaser/s herein contained and the Purchaser/s hereby for himself/ herself/ itself and for his/ her/ its heirs, successors, and permitted assigns with the intent that the obligation herein contained shall bind all persons and parties into whosever hands the said Residential Flat may come, hereby covenants with the Promoter as follows:
- i) As and when demanded by the Promoter, the Purchaser/s shall pay to the Promoter deposits and charges paid by the Promoter for obtaining water, gas and electricity connections and meters;
 - ii) The Purchaser/s has/ have verified all the title documents and is/are satisfied with the title of the Promoter and hereby agree/s not to raise any requisition on title of the Promoter.



iii) The Purchaser/s shall observe and conform to all rules and regulations of the Promoter or any other statutory regulations relating to public health and sanitation in force for the time being or in future and to keep the said Residential Flat and its surroundings at all times hygienic, neat, clean and in orderly condition to the reasonable satisfaction of the Promoter or the Society, as the case may be;

iv) The Purchaser/s shall keep the Promoter indemnified and harmless at all times against any act, losses, damages, costs, expenses, and/or consequences that may be incurred and/or may arise due to breach of the covenants, terms and conditions of this Agreement by the Purchaser/s and also against all statutory payments whatsoever or which may become payable or be demanded by the authorities and applicable to the said Residential Flat after the possession of the said Residential Flat has been offered to the Purchaser/s;

v) The Purchaser/s shall not affix or display or permit to be affixed or displayed on the said Residential Flat any painted or illuminated signboards, sky-signs, neon signs or advertisements or otherwise unless a written consent shall have been previously obtained from the Promoter in respect thereof. However, the Purchaser/s shall be permitted to install its name plate of the size and other specifications as designated by the Promoter or the Society on the main entrance door of the said Residential Flat;

vi) The Purchaser/s shall not either by himself/ herself/ itself or through his/ her/ its servants or agents bring heavy motor vehicles/ heavy transportation beyond the designated hubs/ limits save and except for the limited purpose of transporting furniture, fixtures and other



household items after taking prior permission of the Promoter and the said Society;

vii) The Purchaser/s shall not use fresh (potable) water for any purpose other than for domestic purpose;

viii) The Purchaser/s shall repair and keep the said Residential Flat in tenatable condition and shall not damage any of the pipe lines, utilities, facilities, amenities, fittings, accessories, installations, electric, plumbing, water supply, sewerage and drainage systems provided for the benefit of the said New Building, and if such damage is caused, the Purchaser/s shall without any protest or demur make good forthwith the costs/damages as may be determined and intimated by the Promoter and/or by the Society.

ix) The Purchaser/s shall not make any internal alteration in the said Residential Flat without the prior permission of the Promoter and/or the Society and/or the local authorities;

x) The Purchaser/s shall not do or permit to do or suffer to be done anything in the said Residential Flat or any part thereof which may be or become a nuisance, annoyance or cause damage or inconvenience to the Promoter or the neighbourhood or other occupants in the said New Building;

xi) The Purchaser/s agrees that he/ she/ it/ they shall at all times make timely payment of the said Consideration and all other monies payable hereunder and shall abide by the covenants, terms and conditions contained in this Agreement;

xii) The Purchaser/s shall at times abide by, observe and comply with rules and regulations as well as bye laws made applicable by the Promoter and/or by the Society or any concerned authority or under any relevant



laws made applicable to the Purchaser/s with relation to the user, occupation, enjoyment, improvement, alterations, maintenances and alienation of the said Residential Flat (or any part thereof) including utilities, services, amenities and facilities attached thereto;

xiii) The Purchaser/s shall not cause or permit to cause damage or injury to the Common Areas and Facilities, common pathways, roads, access ways, gardens, and other amenities, utilities and things erected, provided or installed at various locations near or around the said Residential Flat or in the common areas of the said New Building;

xiv) The Purchaser/s shall not fell, cut down, destroy, imperil, damage, injure, or replace any trees, shrubs, plants, unless permitted to do so by the Promoter and/or by the Society;

xv) The Purchaser/s shall not at anytime do omit or suffer to be done in on or about the said Residential Flat or any portion of the said New Building anything in respect of which the Promoter incurs or the Society are imposed upon or become liable to pay any fines, penalty, damages, compensation, expenses or any amount to any person or persons or concerned authorities and to reimburse to the Promoter or the Society as the case may be without any delay default and demur any penalty and/or fine that may be hereafter imposed upon the Promoter or the Society by the concerned authority on account of breach on part of the Purchaser/s;

xvi) Not to do or permit to be done any act or thing which may render void or voidable any insurances of the project land and the building in which the Residential Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance and in the



event, if there is any increase in premium due to the act of the Purchaser/s, then the Purchaser/s hereby agree/s and undertake/s to pay the proportionate premium towards Insurance and further agree/s not to do any act or thing which would render such insurance ineffective;

xvii) The Purchaser/s shall not bring or store or caused to be brought or stored in the said Residential Flat any article of dangerous, inflammable, combustible, hazardous or explosive nature including goods objected by the concerned local or other authority or the Promoter and shall take care of heavy goods/ packages which may damage or likely to damage the staircases, common passages or any other structure of the New Building/s in which the said Residential Flat is situated including entrances of the said New Building in which the said Residential Flat is located on account of negligence or default of the Purchaser/s in this behalf, the Purchaser shall be liable for the consequences of the breach.

xviii) The Purchaser/s shall keep the said Residential Flat free from all rubbish, litter, garbage and make proper arrangement for the disposal and removal of the same;

xix) The Purchaser/s shall permit the Promoter and their surveyors and/or agents, architects etc with or without workmen and others at all reasonable times to enter into and upon the said Residential Flat for providing, repairing, maintaining, rebuilding, cleaning, testing, laying and keeping in order and good condition all services, drains, gas, water and other pipe lines, electricity and other wires and for similar convenience or purposes connected with *inter alia*, the development of the New Building;



- xx) The Purchaser/s shall park his/ her/ its vehicles in the designated parking area of the New Building and ensure that parking in public areas is done in the designated parking spaces only;
- xxi) No alterations, additions etc. shall be carried out by the Purchaser/s in the said Residential Flat without prior written consent of the Promoter or the Society as the case may be;
- xxii) The said Residential Flat shall not be used as office of advocate, doctor's clinic or any other commercial use;
- xxiii) Not to create any impediment or hindrance in the construction activity undertaken by the Promoter on the said Property;
- xxiv) The Purchaser/s hereby acknowledge/s the right of the Promoter to deal with other premises in the New Building and any terraces attached to such premises as well as other areas, spaces etc. and the Purchaser/s shall not raise any objection in that regard;
- xxv) The Purchaser/s shall not be entitled to transfer any benefit of this Agreement or sell the Residential Flat unless all the amounts payable under this Agreement by the Purchaser/s to the Promoter have been duly paid.

11. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

11.1 The Promoter is entitled to develop the said Property as declared in the title report annexed to this Agreement and has the requisite rights to carry out development on the said Property.

11.2 The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the said Property and shall obtain approvals from time to time to complete the development activity on the said Property.



11.3 There are no encumbrances upon the said Property. In the event any mortgage or charge is created on the Promoter's entitlement in the area to be constructed on the said Property then such mortgage or charge shall not affect the right and interest of the Purchaser/s who has taken or agreed to take such Premises.

11.4 There are no litigation proceedings pending before any Court of law with the respect to the said Property.

11.5 All approvals, licenses and permits issued by the competent authorities with respect to development of the said Property 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 development of the said Property 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 said development of the said Property and common areas.

11.6 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/s created herein, may prejudicially be affected.

11.7 The Promoter has not entered into any agreement which will affect the rights of the Purchaser/s under this Agreement.



11.8 The Promoter confirms that the Promoter is not restricted in any manner from selling the said Residential Flat to the Purchaser/s in the manner contemplated under this Agreement.

11.9 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, penalties and other outgoings payable with respect to the development of the said Property as agreed under the Development Agreement with the said Society.

11.10 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 said Property except as disclosed in the title report.

11.11 The Promoter shall maintain a separate account in respect of sums received by the Promoter from the 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.

11.12 Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the flats and Building or any part thereof and the Allottee shall have no claim save and except in respect of the residential flat 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 and until the project land is transferred to the Apex Body/Federation as hereinbefore mentioned.

12. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

After the Promoter executes this Agreement, the Promoter shall not mortgage or create a charge on the said residential flat 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 who has purchased or agreed to purchase such residential flat.

13. 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.

14. WAIVER

No waiver of any term, condition or provision of this Agreement shall be effective unless made in writing and no waiver of any particular term/s condition/s or provision/s shall be deemed to be waiver of any other term/s condition/s or provision/s.

15. RIGHT TO AMEND

No modification of or addition to these presents shall be valid unless the same is in writing and signed by all the Parties herein.

16. SEVERABILITY

If any term, condition or provision of these presents or the application thereof shall, to any extent, be invalid or unenforceable, the remainder of these present and/or the application of such terms and conditions and provisions shall not be affected thereby, and each term, condition and provision shall be valid and enforceable to the fullest extent permitted by law.

17. 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 Allottee(s) in the said Project, the same shall be in proportion to the carpet area of the said residential flat to the total carpet area of all the residential flats in the Project.



18. FURTHER ASSURANCES

Both Parties 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.

19. CHANGES / CONDITIONS / RESTRICTIONS IN LAW

19.1 The Purchaser/s agree/s to adhere to any changes in law or existing rules and regulations in respect of development of the said Property or otherwise applicable to the present transaction and hereby undertake/s to extend such co-operation and assistance as may be required by the Promoter.

19.2 The Purchaser/s agree/s to adhere to conditions/ restrictions which may be imposed by appropriate authorities whilst granting any permission/ sanction/ consent/ grant or otherwise and shall not hold the Promoter liable for all or any of the consequences that may arise due to the same.

20. 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 it is specifically agreed, admitted and confirmed by the Purchaser/s that on execution of this Agreement all prior



correspondence, deeds, documents, letters etc. whether written or oral in regard to the said flat shall be superseded by this Agreement.

21. NOTICES

All notices, consents and approvals to be given under this Agreement shall be in writing and shall unless otherwise provided herein be signed by any authorized signatory or officer of the Promoter and any notice to be given to the Purchaser/s shall be considered as duly served if the same shall have been delivered to, left or posted to the Purchaser/s at the address provided hereinabove, by Registered Post A.D. and email. Any change in the address of the Purchaser/s should be notified in writing by the Purchaser/s to the Promoter. Addresses of the Promoter and the Purchaser/s shall be that of as provided in this Agreement hereinabove.

22. 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. Upon execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Mumbai.

23. The Allottee and/or Promoter through its authorized officer/personnel shall present this Agreement at the registration office having proper jurisdiction for registration within the time limit prescribed by the Registration Act and the Promoter through its authorized



officer / personnel will attend such Registrar Office and admit execution thereof.

24. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES

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

25. ASSIGNMENT BY THE PROMOTER

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

26. 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.

27. DISPUTE RESOLUTION AND GOVERNING LAW

27.1 Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the MAHARER



Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

27.2 This Agreement shall be governed by the laws in force in India as on date and from time to time.

28. STAMP DUTY AND REGISTRATION CHARGES

Stamp duty, registration charges, goods and services tax, and all other applicable taxes, levies, charges and out of pocket expenses payable in respect of this Agreement and/or any other incidental documentation with respect to the said Residential Flat shall be borne and paid by the Purchaser/s alone.





FIRST SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

(Description of the said property)

ALL THAT piece or parcel of land or ground with the building of the **MULLUND MITRADHAM CO-OPERATIVE HOUSING SOCIETY LTD.**, (1) bearing C.T.S. No. 658/9/1 admeasuring 1415.3 Sq. Mtrs. and (2) bearing C.T.S. No. 658/9/3 admeasuring 1669.3 Sq. Mtrs. totally admeasuring about 3,084.60 Sq. Mtrs. lying and situated at J.N. Road, Next to Parshwanath Jain Mandir, Sarvodaya Nagar, Mulund (West), Mumbai-400 080 at Village-Nahur, Taluka-Kurla in the Sub District and Registration District of Mumbai Suburban and within the limits of the 'T' ward of Mumbai Municipal Corporation.

Second Schedule Above Referred to the nature, extent and description of common areas and facilities

A) Description of the common areas provided :

Type of common areas provided	Proposed Date of Occupancy Certificate	Proposed Date of handover for use	Size/ area of the common areas provided
i. Recreational Ground	31-12- 2028	31-03- 2029	113.22 Sq mt
ii. Fitness Centre	31-12- 2028	31-03-2029	142.50 Sq mt



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

Type of facilities/ amenities provided	Phase name / number	Proposed Date of Occupancy Certificate	Proposed Date of handing over to the Society/ common organization	Size/ area of the facilities/ amenitie	FSI Utilized or free of FSI
Fitness Centre	NA	31-12- 2028	31-03- 2029	142.50 Sq Mt	Free of FSI

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

Type of facilities amenities provided	Phase name / number	Proposed Date of Occupancy Certificate	Proposed Date of handing over to the Society/ common organization	Size/ area of the facilities/ amenities	FSI Utilized or free of FSI
i	NA	NA	NA	NA	NA

D) The size and the location of the facilities/ amenities in form of open spaces (RG/PG etc.) provided/ to be provided within the plot and/or within the layout.

Type of open spaces (RG/PG) to be provided	Phase name/ number	Size open spaces to be provided	Proposed Date of availability for use	Proposed Date of handing over to the common organization
I	RG	NA	113.22 Sq Mt.	31-12- 2028
				31-03- 2029



E) Details and specifications of the lifts:

Type Lift	Total no. of Lifts provided	Number of passenger or carrying capacity in weight (kg)	Speed (mtr/sec)
passenger/service/ stretcher / good / fire evacuation/any other			
Passenger	03	13	1.75



IN WITNESS WHEREOF, THE PARTIES HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS TO THIS WRITING THE DAY AND YEAR WRITTEN HEREINABOVE

SIGNED AND DELIVERED

by the withinnamed the Promoter
M/S. STERLING LIFESTYLE LLP

Through its authorised Designated Partner

Mr.Harsh Paresh Shah

)
)
)
)
)

Photograph



...PROMOTER

In the presence of...

1. _____
2. _____

SIGNED AND DELIVERED

By the withinnamed the Purchaser /s

)
)
)

Photograph

...PURCHASERS

In the presence of...

1. _____
2. _____



SCHEDULE 'A'

Being a Residential flat bearing no. _____ admeasuring _____ Sq. Ft. carpet area as per RERA on the _____, alongwith covered car parking area bearing nos._____, on _____ floor alongwith garage/closed car parking space admeasuring about _____ in the proposed new building to be known as **"MULUND MITRADHAM CO-OPERATIVE HOUSING SOCIETY LIMITED"** consisting of Ground + Stilt + 5 Podium Plus 17 upper floor on all that pieces or parcel of land bearing C.T.S No.658/9/1 admeasuring 1415.3 Sq. Mtrs, situate at situated at J. N. Road, Next to Parshwanath Jain Mandir, Sarvodaya Nagar, Mulund(W), Mumbai-400080, Village--Nahur, Taluka-Kurla within the limits of Municipal Corporation of Greater Bombay Kurla in the Sub District and Registration District of Mumbai Suburban and within the limits of the 'T' ward of Mumbai Municipal Corporation and bounded as follows; that is to say:

On or towards the East : CTS 658/9/2
(Existing Pandit Jawaharlal Nehru Road)

On or towards the West : CTS 658/4
On or towards the North : CTS 658/4 (Jain Derasar)
On or towards the South : CTS 659/B/1



SCHEDULE 'B'

FLOOR PLAN OF THE APARTMENT





RECEIPT

Received from the Purchaser as named hereinabove a sum of
Rs. _____/- (Rupees _____ only) being
earnest money/part consideration for provisional allotment of the said
Residential Flat, details whereof are as under:

No	Bank Details	Date	Cheque Nos	Amount
1				Rs. _____/-
2				Rs. _____/-
TDS @1% on Rs. _____/-				Rs. _____/-
Total				Rs. _____/-

FOR STERLING LIFESTYLE LLP



(Authorised Signatory)



ANNEXURES

- Annexure 'A'- A copy of Letter of Intent
- Annexure 'B'- Copy of Intimation of Approval and
- Annexure 'C'- Copy of Commencement Certificate
- Annexure 'D'- Copy of Property Card
- Annexure 'E'- Copy of Title Certificate
- Annexure 'F'- Copy of Floor Plan
- Annexure 'G'- Copy of list of Common Amenities and specifications
- Annexure 'H-1'- Copy of Layout plan approved by the concerned authority.
- Annexure 'H-2'- Copy of Layout Plan proposed by the Promoter for the purpose of construction of the said Project
- Annexure 'I'- Copy of Rera Registration Certificate

