

AGREEMENT FOR SALE

This Agreement for Sale (“**Agreement**”) is made at Mumbai on this _____ day of _____, 2024;

BETWEEN

ATLANTAA LIMITED, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 501 Supreme Chambers, Veera Desai Road, Andheri (West), Mumbai 400 053, through its authorized signatory [●] authorized vide board resolution dated [●], hereinafter referred to as “**Atlantaa/Owner/Promoter**” (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **ONE PART**.

AND

Mr./Ms./Mrs. _____ Son/Daughter/Wife of
Mr./Ms./Mrs. _____ having PAN _____
adult, Indian Inhabitant, residing at _____
_____ [For Individual];

OR

M/s. _____ a proprietorship concern through its sole
proprietor Mr./Ms./Mrs. _____ adult, Indian Inhabitant having
PAN _____ and having its office at _____
_____ [For Proprietorship Concern];

OR

_____ HUF through its Karta Mr. _____ adult,
Indian Inhabitant having PAN _____ and having its office at _____
_____ for self and as
Karta and manager of his joint and undivided Hindu family. [For HUF];

OR

M/s. _____ a partnership firm duly
registered under the Indian Partnership Act, 1932 having PAN _____ and having
its registered office at _____
_____ acting through its
partner/s Mr. _____ and Mr. _____ authorized by a resolution

Developer	Allottee/s

/ power of attorney dated _____ . *[For Partnership Firm] [Note: Copy of the Partnership Deed and resolution/authorization signed and certified by the all partners should be submitted.]*

OR

_____ Limited / Private Limited, a Company incorporated under the Companies Act, 1956 and deemed to be registered under Companies Act, 2013 or Companies Act, 2013, having CIN _____ and PAN _____ and having its registered office at _____ and acting through its directors Mr. _____ and Mr. _____ / duly authorized signatory Mr./Ms./Mrs. _____ authorized by Board resolution dated _____ *[For Company] [Note: Certified true copy of Board Resolution authorizing execution of this Agreement along with a certified true copy of Memorandum & Articles of Association should be submitted.]*

OR

_____ LLP, a Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act 2008, having its office at: _____ through its designated partners (1) _____ and (2) _____, authorized by a resolution / power of attorney dated _____ *[For LLP] [Note: Copy of the LLP Deed and Certified true copy of Resolution authorizing (a) execution of this Agreement by all the partners should be submitted.]*

hereinafter referred to as the said “**Allottee/s**” (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include in the case of (a) individuals, his/her/their respective heirs, executors, administrators, legal representatives and permitted assigns; (b) proprietorship concern, sole proprietor’s heirs, executors, administrators, legal representatives and permitted assigns; (c) partnership firm, the partners for the time being from time to time, the survivors or survivor of them and the heir, executors and administrators of the last of such survivors or survivor of partners, legal representatives and permitted assigns; (d) HUF, the members or member for the time being of the said Joint Hindu Family and their respective heirs, executors, administrators and permitted assigns and (e) Company and/or LLP, its successors and permitted assigns) of the **OTHER PART**;

The Promoter and the Allottee are hereinafter for the sake of brevity individually referred to as “**Party**” and collectively and jointly referred to as the “**Parties**”.

Developer	Allottee/s

WHEREAS:

A. By virtue of a Deed of Conveyance dated 16th September 2003 and registered with the office of the Sub-Registrar of Assurances under Sr. No. TNN-2/4341/2003 and by virtue of several and diverse deeds and acts and more particularly certain areas having been handed over to the relevant concerned authorities on account of reservation or otherwise, Atlanta Limited viz. the Promoter herein became well and sufficiently entitled to an area admeasuring 16,688.8 sq. metres bearing the below-mentioned Survey Nos., as the owner thereof:

Sr. No.	Survey No.	Area (in sq. mtrs.)
1.	67/B/2	606.9
2.	67/B/3	1099.9
3.	67/B/4/A	14982
Total		16,688.8 sq. metres

situate, lying and being at Village Sheel, Taluka and District Thane in the Registration District and Sub-District Thane in the Thane Municipal Corporation (hereinafter referred to as “**the said Land**”);

B. The said Land is more particularly described in the **First Schedule** hereunder written and the detailed devolution of title in respect of the Promoter’s title to the said Land is provided in Annexure [●] hereto;

C. The name of the Owner / Promoter appears to be on the 7/12 extracts as the owner of the said Land and a copy of the 7/12 extracts in respect of the said Land are annexed hereto and marked as **ANNEXURE- A (colly)**;

D. Pursuant to the aforesaid, the Promoter submitted plans for the construction of buildings A1, B1 and B2 on the said Land to Thane Municipal Corporation (“**TMC**”). The Promoter thus obtained development permissions by way of Commencement Certificate bearing Certificate No. 000954 for buildings B1 and B2 & A1 which was issued by Thane Municipal Corporation on 16th March 2012 and the Promoter caused construction of buildings B1 and B2 on the said Land (“**Building B1 and B2**”). The Occupation Certificate bearing Certificate No. 1115 for Buildings B1 and B2 was issued by the Thane Municipal Corporation on 1st April 2017;

E. A Society named Atlanta Enclave CHS Limited A wing and B Wing bearing registration No. [●] & [●] respectively were formed sometime around 2018-19 by the purchasers/owners of flats/premises in the Buildings B1 and B2 (hereinafter referred to as the “**said Society**”);

Developer	Allottee/s

- F. The Promoter is now desirous of further developing the said Land by constructing multi-storied building/s comprising of residential and commercial premises being **“A1 and A2 ”** consisting of stilt + 3 level podiums + 35 upper residential floors, **“C1”** consisting of Ground + 1 upper commercial floor + 30 upper residential floors and **“C2”** consisting of Ground + 1 upper commercial floor connected to existing Building B; consisting of a mega store/Shopping centre (1) , shops (6 shops) residential totaling flats (797) respectively and parking (hereinafter the said Building A1 shall be referred to as **“Building E”** Building A2 shall be referred to as the **“Building D”**, Building C1 shall be referred to as **“Building C”** and Building C2 shall be referred to as **“Building B”**) on the said Land, in respect whereof i.e. the plans, specifications, elevations, sections and other details for the New Building/s are duly approved and sanctioned by the concerned authority and the TMC has issued Letter of Intent dated 13th March 2024 bearing No. 6897 (**“LOI”**) and Commencement Certificate dated 28th August 2024 bearing No. TMC FILE/ S11/0017/10/1 (**“CC”**) in respect thereof. Copy of the aforesaid LOI, CC and sanctioned plans are annexed hereto and marked as ANNEXURE – B, ANNEXURE – C and ANNEXURE – D respectively. For the purpose of this Agreement, the building known as **“Atlantaa Enclave”** and forming part of the New Building/s, shall be hereinafter referred to as the **“said Project”** and the development of the New Building/s shall hereinafter be referred to as the **“said Development”**;
- G. The Promoter has registered the said Development under the provisions of Real Estate (Regulation and Development) Act, 2016 (**“RERA”**). The RERA Authority has granted the Registration Certificate with respect to the said Project bearing RERA registration no. [●] (**“RERA Certificate”**). Hereto annexed and marked as ANNEXURE - E is the RERA Registration Certificate issued by the RERA Authority in respect of the said Development;
- H. The Promoter has accordingly commenced construction of the said Project in accordance with the sanctioned plans, approvals and permissions granted by TMC and other competent planning authorities;
- I. The details pertaining to the title/rights/entitlement of the Promoter to the said Land are as detailed in the title certificate dated [●] issued by Lexicon Law Partners, Advocates and Solicitors (hereinafter referred to as the **“Title Certificate”**). A copy of the Title Certificate certifying the title of the Promoter to ownership and development of the Land is annexed hereto as ANNEXURE - F;
- J. The principal and material aspects of the development of the said Land/said Development are briefly stated below:
- (i) The New Building/s known as **“Atlantaa Enclave II”** shall comprise of **“A1 and A2 ”** consisting of stilt + 3 level podiums + 35 upper residential floors,

Developer	Allottee/s

“C1” consisting of Ground + 1 upper commercial floor + 30 upper residential floors and “C2” consisting of Ground + 1 upper commercial floor (hereinafter the said Building A1 shall be referred to as “**Building E**” Building A2 shall be referred to as the “**Building D**”, Building C1 shall be referred to as “**Building C**” and Building C2 shall be referred to as “**Building B**”);

- (ii) FSI (excluding area under B1 and B2) of 26790.50 square meters has presently been sanctioned for consumption on the said Land. The total FSI, proposed to be consumed on the said Land is 75000 square meters (approx.);
- (iii) The common areas, facilities and amenities of the said Land, which shall be used by all the flat/s Allottee/s of residential use of the said New Building/s and by the members of the said Societies are more particularly set out in the in Part A of **Third Schedule** hereunder written (“**Layout Common Area and Amenities**”);
- (iv) The common areas, facilities and amenities of the said Project, which shall be used by all the flat/s Allottee/s of the said Project viz. by the purchasers of flats/ in the said New Building/s are more particularly set out in the **Part A of Fourth Schedule** hereunder written (“**Project Common Area and Amenities**”);
- (v) The Promoter shall be entitled to put signage / boards to reflect the name of “Atlanta Enclave II” (and/or any brand name the Promoter is permitted to use or as desired by Promoter), in the form of Neon Signs, MS Letters, Vinyl & Sun Boards on the said Project and on the facade, terrace, compound wall or other part of the said Project. The Promoter shall also be entitled to place, select, decide hoarding/board at sites;
- (vi) The Promoter be entitled to designate any spaces/areas in the said Project and/or the said Development or any part thereof (including on the terrace and basement levels of the buildings therein) for third party service providers, for facilitating provision and maintenance of utility services (including power, water, drainage and radio and electronic communication) to be availed including by the Allottee/s and other allottees of the premises in the said Project and/or the said Development. Such designation by the Promoter whether on lease, leave and license basis or such other method as the Promoter may deem fit, shall be executed by the Promoter with such third-party utility service provider in accordance with applicable law. Further, the infrastructure (including cables, pipes, wires, meters, antennae, base sub-stations, towers) in respect of the utility services may be laid/provided in the manner the Promoter may require and may be utilized in common including by allottees of premises

Developer	Allottee/s

in the said Project/said Development as the case may be. The Promoter and the workmen/agents/contractors/employees and any third-party contractors of the Project shall be entitled to access and service such infrastructure and utility over the said Project and/or the said Development;

- K. The Allottee/s has/have demanded inspection from the Promoter and the Promoter, upon such demand being made by the Allottee/s, have given inspection to the Allottee/s of all documents of title relating *inter-alia* to the said Land and also the plans, designs and specifications prepared by the Promoter's Architects for the Project, the Title Certificate, revenue records and all other title documents as specified under the Act and RERA Rules and the Promoter has provided inspection of all the documents and records in respect of the said Project as demanded by the Allottee/s;
- L. The Allottee/s has/have also independently investigated and are fully satisfied with the title of the Promoter to develop the said Land. The Allottee/s being fully satisfied in respect of title of the Promoter to develop the said Land, has/have approached the Promoter and requested the Promoter to sell to him/her/them a residential premises bearing Flat No. [●] admeasuring [●] square feet RERA carpet area on the [●] floor ("Flat") of building being Building ____ of the "Atlantaa Enclave II " out of the said New Building/s, being/ constructed on the said Land along with [●] stack /puzzle /surface car parking spaces ("Car Parking Spaces"). The Flat and the Car Parking Space shall hereinafter collectively be referred to as "the said Premises") more particularly described in the **Second Schedule** hereunder written to be constructed/being constructed on the said Land, at and for the lumpsum consideration of Rs. [●]/- (**Rupees [●] only**) as particularly described in Clause [●] hereinbelow written (hereinafter referred to as the "**Consideration**") and on the terms and conditions hereinafter appearing. The said Premises is shown in red hatched lines on the floor plan annexed hereto and marked as "**ANNEXURE - F**";
- M. The Promoter has the absolute and unhindered right to sell the said Premises in the New Building/s being constructed by the Promoter, to enter into this Agreement with the Allottee/s in respect of the said Premises and to receive the Consideration, in respect thereof;
- N. 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. The Promoter has appointed a Structural Engineer for the preparation of the structural design and drawings of the said Project and the Promoter has accepted the professional supervision of the Architect and the Structural Engineer till the completion of the said Development;

Developer	Allottee/s

- O. Under Section 13 of the RERA, the Promoter is required to execute a written Agreement for Sale in respect of the said Premises with the Allottee/s i.e. this Agreement and are also required to register this Agreement under the provisions Indian Registration Act, 1908;
- P. 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;
- Q. In accordance with and subject to the terms and conditions set out in this Agreement, the Promoter hereby agrees to sell and the Allottee/s hereby agree/s to purchase and acquire the said Premises.

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

1. It is agreed between the Parties that the aforesaid recitals shall form an integral and operative part of this Agreement as if the same were set out and incorporated verbatim in the operative part and shall be interpreted, construed and read accordingly.

2. DEVELOPMENT AND CONSTRUCTION:

2.1 The Promoter is constructing the said New Building/s being "A1 and A2" consisting of stilt, 3 level podiums upto 35 upper residential floors, C1 consisting of Ground + 1 upper commercial floor and upto 30 upper residential floors and C2 consisting of Ground + 1 upper commercial floor (hereinafter the said Building A1 shall be referred to as "Building E" Building A2 shall be referred to as the "Building D", Building C1 shall be referred to as "Building C" and Building C2 shall be referred to as "Building B") on the said Land in accordance with the plans, designs, specifications approved by the competent authority from time to time and which have been inspected by the Allottee/s. Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the said Premises of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

2.2 The Allottee/s are aware that the plans in respect of the said New Building/s have been sanctioned by the competent authority for development of Survey No. 67/B/2, 67/B/3 and 67/B/4/A (old Survey No. 67/B/1, 67/B/2, 67/B/3, 67/B/4 and 67/B/5 as per Commencement certificate) as per ANNEXURE – D. The Promoter has received Commencement Certificate dated 28th August 2024.

Developer	Allottee/s

3. **TRANSACTION**

3.1. The Allottee/s agree/s to purchase from the Promoter and the Promoter agrees to sell to the Allottee/s residential Flat / Commercial Premises No. [●] admeasuring [●] square feet RERA carpet area on the [●] floor (“Flat”) of the said Building ____ of “**Atlanta Enclave II**” being / constructed on the said Land and shown in hatched lines on the floor plan (**ANNEXURE – F**) more particularly described in the **Second Schedule** hereunder written for the consideration of **Rs. [●]/- (Rupees [●] only)**, more particularly described in Clause [●] hereinbelow, including the proportionate price of the areas and facilities appurtenant to the said Premises which are more particularly described in the **Second Schedule** and **Fourth Schedule** hereunder written subject to applicable tax deducted at source under the Income Tax Act, 1961 (“**Consideration**”). The term “carpet area” used herein means the net usable floor area of the premise, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Premises for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Premises for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the unit.

3.2. The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee **stack /puzzle /surface / covered parking space/s** bearing No. [●] admeasuring [●] sq. ft. having [●] ft. length x [●] ft. breath x [●] ft. vertical clearance and situated at basement and/or stilt and/or podium being constructed in the said Building ____ for the consideration of Rs. [●] (“**Car Parking Space**”). The said Flat and the Car Parking Spaces shall hereinafter collectively be referred to as the “**said Premises**”. The exact location and dimension of the Car Parking Space will be finalized by the Promoter only upon completion of the said Development in all respects. The Allottee is aware that just as the Car Parking Space will be for his/her/its exclusive use, similar exclusive usage rights of the respective parking spaces to other allottees of premises in the said Development as well as to the members of the said Society shall be granted by the Promoter and that the same shall be binding on the Allottee, his/her/its nominees and assigns. The details of the allotment of the Car Parking Space will be handed over to the said Organization (*defined hereinbelow*). The Allottee shall cause the said Organization to ratify the parking allocation in favor of the Allottee and further that the Allottee shall not cause the said Organization to change the allocation of parking spaces of other allottees. Further, the Allottee/s will be bound to abide by the rules and regulations as may be framed in regard to the said Car

Developer	Allottee/s

Parking Spaces by the Promoter and shall pay such outgoings in respect of the said Car Parking Spaces as may be levied by the Promoter.

- 3.3. The Allottee/s undertakes not to sell/transfer/lease or give on license or in any other manner part with the said Car Parking Spaces allotted to him/her. The rights of the Allottee/s in respect of the said Car Parking Spaces shall be co-extensive and co-terminus along with this Agreement and the said Premises. The Allottee/s agrees that unauthorized use of the Car Parking Spaces will tantamount to a material breach of the terms of this Agreement. For such breach, the Promoter shall have right inter-alia, to levy such penalty or take such action as they may deem fit.

4. **CONSIDERATION:**

- 4.1. The Total Consideration of the Flat is Rs. [●]/- (Rupees [●] only) (“**Consideration**”).
- 4.2. The Allottee/s has / have paid to the Promoter a sum of Rs. [●]/- (Rupees [●] only) plus the applicable Goods and Service Tax and subject to deduction of tax on or before the execution of this Agreement and agrees to pay the balance sum of Rs. [●]/- (Rupees [●] only) plus the applicable Goods and Service Tax (and other taxes in the manner stated hereinbelow:

(I) **Payment schedule for A1 and A2**

Sr. No	Payment		Details		
			Net Cost	GST @5%	Total
1.	Milestone	%			
2.	Booking amount				
3.	Balance 10% if any, within 30 days of booking	10%			
4.	On execution of Agreement	20%			
5.	Completion of plinth	15%			
6.	Completion of 7 th Slab	5%			
7.	Completion of 14 th Slab	5%			

Developer	Allottee/s

8.	Completion of 21 st Slab	5%			
9.	Completion of 28 th Slab	5%			
10.	Completion of 35 th Slab	5%			
11.	Completion of internal plastic / Gypsum, framing door and window	5%			
12.	Completion of staircase, lift, lobby etc.	5%			
13.	Completion of plumbing, External plaster, terrace with waterproofing	5%			
14.	Completion of electric work, entrance lobby, lifts, mechanical works and paving	10%			
15.	Receipt of Occupation certificate	5%			

**Please note that the above said total sale consideration is payment towards the cost of flat only. All other taxes, levies, cess, assessment, TDS/GST etc. shall be paid separately as per statutory requirements from time to time.*

OR

(II) Payment schedule For C1

Sr. No	Payment		Details		
			%	Net Cost	GST @5%
1.	Booking amount				

Developer	Allottee/s

2.	Balance 10% if any, within 30 days of booking	10%			
3.	On execution of Agreement	20%			
4.	Completion of plinth	15%			
5.	Completion of 6 th Slab	5%			
6.	Completion of 12 th Slab	5%			
7.	Completion of 18 th Slab	5%			
8.	Completion of 24 th Slab	5%			
9.	Completion of 30 th Slab	5%			
10.	Completion of internal plastic / Gypsum, framing door and window	5%			
11.	Completion of staircase, lift, lobby etc.	5%			
12.	Completion of plumbing, external plaster, terrace with waterproofing	5%			
13.	Completion of electric work, entrance lobby, lifts, mechanical works and paving	10%			
14.	Receipt of Occupation certificate	5%			

**Please note that the above said total sale consideration is payment towards the cost of flat only. All other taxes, levies, cess, assessment, TDS/GST etc. shall be paid separately as per statutory requirements from time to time.*

OR

(II) Payment schedule For C2 Commercial Building :

Sr. No	Payment	%	Details		
			Net Cost	GST @5%	Total
	Milestone				
1.	Booking amount				
2.	Balance 10% if any, within 15 days of booking	10%			

Developer	Allottee/s

3.	On execution of Agreement	20%			
4.	Completion of plinth	15%			
5.	Completion of RCC slab i.e. 2 nd slab	25%			
6.	On Completion of internal plaster/ framing / staircase / lift lobby etc	10%			
7.	Completion of plumbing, external plaster, electric work, entrance lobby, lifts, mechanical works and paving	15%			
8.	Receipt of Occupation certificate	5%			

**Please note that the above said total sale consideration is payment towards the cost of flat only. All other taxes, levies, cess, assessment, TDS/GST etc. shall be paid separately as per statutory requirements from time to time.*

Note : Payment which are due as per progress of work and the said shall be paid within 7 days from the date of being due as per payment schedule annexed to Allotment letter.

4.3. The Consideration excludes taxes (consisting of taxes paid or payable by the Promoter by way of, levies and cesses or any other similar taxes levied in connection with the construction of and implementation of the Project) and/or all other direct/indirect taxes applicable or which are and/or may become applicable pertaining or relating to the said Premises in any manner whatsoever and/or on the transaction as contemplated herein and/or the consideration payable hereunder, including but not limited to, Swachh Bharat Cess, Krishi Kalyan Cess, land under construction tax, LBT, surcharge, increase in development charges, land under construction charges, costs or levies imposed by the competent Authority, and/or all other direct / indirect taxes / duties, impositions applicable, levied by the Central and/or State Government and/or any local, public or statutory authorities / bodies and/or any other new taxes, any interest, penalty, levies and cesses and also all increases therein from time to time (collectively “**Statutory Charges**”) under the provisions of the applicable law or any amendments thereto. The Statutory Charges shall be paid by the Allottee/s on demand made by the Promoter within **7 (seven)** working days from such demand, and the

Developer	Allottee/s

Allottee/s shall indemnify and keep indemnified the Promoter from and against any costs, liabilities, penalties and interests etc. that may be levied with regard to the same. It is only upon payment of all amounts as contemplated in this Agreement, that the transfer of the said Premises in favour of the Allottee/s will take place. The Statutory Charges are tentative and subject to finalization on or before handing over possession of the said Premises. The changes, if any, in Statutory Other Charges shall be intimated by Promoter to the Allottee/s on or before handing over possession of the said Premises to the Allottee/s. The heads of the Other Charges herein are only indicative and not exhaustive and the Allottee/s agrees to pay such other charges/amounts or such increase in the Statutory Charges as the Promoter may indicate to the Allottee/s, without any delay or demur.

4.4. The Consideration is escalation-free, save and except escalations/increases, due to increase on account of goods and service tax development charges, taxes, levies or cesses 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. These charges shall be paid by the Allottee/s on demand made by the Promoter within 7 (seven) working days from such demand, and the Allottee/s shall indemnify and keep indemnified the Promoters from and against the same. The Promoter undertakes and agrees that while raising a demand on the Allottee/s for increase in development charges, cost, or levies imposed by the competent Authority, 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 Allottee/s, which shall only be applicable on subsequent payments.

4.5. Time for payment of all the amounts in relation to the transaction contemplated herein, including but not limited to the instalments of Consideration, Statutory Charges, maintenance, outgoings and all other taxes and dues as may be applicable and/or any other amount payable by the Allottee/s herein and/or performance of the obligations by the Allottee/s, is the essence of this Agreement.

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

Developer	Allottee/s

- 4.7. If the Allottee/s delays/ fail/s or is/are otherwise unable to pay any of the amounts payable under this Agreement on the respective due date/s, the Promoter shall be entitled to, without prejudice to the Promoter's other rights and entitlements, receive and recover from the Allottee/s and the Allottee/s shall pay to the Promoter the defaulted/delayed amount together with interest thereon as applicable under the RERA. In addition to the Allottee/s' liability to pay interest as mentioned hereinabove the Allottee/s shall also be liable to pay and reimburse to the Promoter, all the costs, charges and expenses whatsoever, which are borne, paid or incurred by the Promoter including but not limited to in consequence to any legal proceedings that may be instituted by the authorities concerned against the Promoter or vice versa for the purpose of enforcing payment of and recovering from the Allottee/s any amount or dues whatsoever payable by the Allottee/s under this Agreement and the Allottee/s hereby indemnifies the Promoter regarding such expenses.
- 4.8. Without prejudice to the other rights of the Promoter hereunder, the Promoter shall in respect of any amounts remaining unpaid by the Allottee/s under this Agreement, have a first charge / lien on the said Premises. It is hereby clarified that for the purposes of this Agreement, the date of actual payment shall mean the date of credit of the amount in the Collection Account (defined hereinafter) and/or the Statutory Charges Collection Account (defined hereinafter), as the case may be. All the rights and/or remedies of the Promoter against the Allottee/s are cumulative and without prejudice to one another.
- 4.9. The Consideration shall be subject to deduction of tax at applicable rate ("TDS") as per the Income Tax Act, 1961 (if applicable) and the Allottee/s shall make payment of each installment as stated in Clause 4.2 hereinabove, within 15) days of Promoter making a demand for the payment of such instalment, subject to proportionate deduction of TDS thereon and shall accordingly forthwith pay the TDS amount into the requisite Government Income Tax account. The Allottee/s agree/s and undertake/s to furnish to the Promoter a tax deduction certificate in this regard within 30 (thirty) days from the date of deduction of TDS. In the event the Allottee/s fail/s to deduct tax or deposit the same in the requisite Government Income Tax account, the Allottee/s shall be solely liable and responsible in respect thereof, with no liability to the Promoter.
- 4.10. It is expressly agreed that any deduction of an amount made by the Allottee/s on account of TDS shall be acknowledged/ credited by the Promoter, only upon the

Developer	Allottee/s

Allottee/s submitting in a timely manner to the Promoter the original TDS certificate for the amount so deducted and the said TDS certificate is matching with the information as available on Income Tax Department website for this purpose. Provided further that, at the time of handing over the possession of the said Premises, if any such challan/ certificate is not produced, the Allottee/s shall pay equivalent amount as interest free deposit with the Promoter, which deposit shall be refunded by the Promoter upon the Allottee/s producing such challan/ certificate within 2 (two) months of possession of the said Premises. Provided further that in case the Allottee/s fail to produce such challan/ certificate within the stipulated period of 2 (two) months, the Promoter shall be entitled to appropriate the said deposit against the amount receivable from the Allottee/s.

4.11. It is specifically agreed by the Allottee/s that this Agreement shall not create any right, interest and/or claim of the Allottee/s on the said Premises until and unless all the amounts due and payable by the Allottee/s as recorded herein are paid by the Allottee/s to the Promoter in accordance with the terms and conditions of this Agreement. Without prejudice to the other remedies available to the Promoter, the Allottee/s shall be liable to pay interest as notified by RERA.

4.12. The Allottee/s agree/s that the calculation of carpet area of the said Premises is based upon the plans approved by the governmental authority and the same may undergo variation at the time of completion of construction of the said Premises, on account of construction/planning related exigencies. The Allottee/s agree/s not to object to any such change and agrees not to demand cancellation or termination of this Agreement or refund of any money paid hereunder save and except as mentioned herein below. The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the said Building ___ is complete and the Occupancy Certificate is granted by the competent authority, by furnishing the details of the changes, if any, in the carpet area subject to variation cap of 3% (three per cent). The Consideration payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit of 3% (three per cent) then the Promoter shall adjust the excess money paid by the Allottee in the last installment. 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 as stated in Clause 4.2 hereinabove and the Promoter shall demand proportionate additional Sale Consideration and Statutory Charges, taxes, maintenance and outgoings from the Allottee/s and the same shall be

Developer	Allottee/s

payable by the Allottee/s on or prior to the date of handing over possession of the said Premises. All these monetary adjustments shall be made at the same rate per square meters as stated in this Clause hereinabove.

- 4.13. The Allottee/s shall make all payments of all instalments of the balance Consideration due and payable by the Allottee/s on the respective due date/s to the Promoter through an account payee cheque / demand draft / pay order / wire transfer / any other instrument drawn in favour of “[●]” in the Bank Account No. [●] held by the Promoter in [●] Bank, [●] Branch having IFS Code [●] situated at [●] (hereinafter referred to as the “**Collection Account**”). In addition to the above, the Promoter has opened in the same bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account having Account No. [●] and [●] respectively.
- 4.14. In case of any financing arrangement entered by the Allottee/s with any bank / financial institution (“**the Lender**”), with respect to the purchase of the said Premises, the Allottee/s undertakes to direct the Lender to pay all amounts towards the Consideration on respective dates as mentioned herein and the Allottee/s shall ensure that the Lender shall disburse/pay all amounts towards the Consideration due and payable to the Promoter through an account payee cheque/ pay order/ demand draft drawn in favour of the Promoter as stated above. Any payments made in any other bank account/s other than mentioned hereinabove shall not be treated as payment towards purchase of the said Premises and shall be construed as a breach on the part of the Allottee/s of the terms and conditions of this Agreement, and the Allottee/s shall forthwith be required to make the necessary payment to the aforesaid account. Notwithstanding the above, the Allottee’s obligation to make the payment of the installments and other charges, taxes and any dues under this Agreement in accordance with the provisions of this Agreement is absolute and unconditional. Till the time the entire Consideration and the other amounts due and payable by the Allottee/s to the Promoter is paid, the rights of the Lender shall be subservient to the rights of the Promoter.
- 4.15. The Promoter shall be entitled to change the Collection Account by giving a written notice to the Allottee/s to that effect in which case the payments of the amounts under this Agreement shall be made by the Allottee/s and / or the said Lender in such new account. If any of the payment cheques/banker’s cheque or any other payment instructions of/by the Allottee/s is/are not honoured for any reason whatsoever, the Promoter may, at its sole discretion, without prejudice to its other rights, charge a

Developer	Allottee/s

payment dishonour charge of INR. [●]/- ([●] Only) for dishonour of a particular payment instruction for the first instance and for the second instance the same would be INR [●]/- ([●] Only) in addition to interest. Thereafter no cheque will be accepted, and payments shall be accepted through bank demand draft(s)/NEFT/RTGS only. This is without prejudice to the right of Promoter to charge interest for delay and/or to terminate this Agreement as breach on the part of the Allottee/s.

5. **OBLIGATIONS OF PROMOTER:**

5.1. The Promoter shall develop the said Project in terms of the plans and specifications sanctioned from time to time in accordance with the provisions of law and 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 Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the said Premises as mentioned in this Agreement.

5.2. The Promoter will provide the fixtures and fittings in the said Building ___ and the said Premises as set out in **ANNEXURE - H** annexed hereto and the Allottee/s is/are satisfied with the fittings and fixtures and amenities mentioned therein.

5.3. Time is of the essence for the Promoters as well as the Allottee/s. The Promoter shall, subject to Force Majeure Events (as defined below) abide by the time schedule for completing the said Premises and offering the said Premises to the Allottee/s after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee/s shall make timely payments of all the instalments and other dues payable by him/her under this Agreement and meeting all the covenants and obligations under this Agreement.

6. **ENTITLEMENTS OF THE PROMOTER:**

6.1. The Promoter shall be entitled to club, amalgamate the Development of the said Land with adjacent/adjoining properties or any other properties. The same may be taken as a common integrated layout with the said Land (or part thereof) or otherwise, subject to necessary approvals/sanctions from the concerned authorities. For this purpose, the Promoter shall be entitled to take steps including but not limited to following:

Developer	Allottee/s

- 6.1.1. Amalgamate and / or club schemes of development of the adjoining properties, other properties, land plates, land composition and land mix.
- 6.1.2. Float FSI/Transferable Development Rights (“TDR”) from another land / properties onto the said Land and undertake consequent construction, development, transfer, sale, marketing and alienation.
- 6.1.3. Amend, modify and/or substitute the plans, in full or in part, as may be required by them from time to time in accordance with law and / or as stated / disclosed herein.
- 6.1.4. Provide common access and entry and exit points to and from the said Land (or part thereof) and the other properties, which may be used in common by the allottees/occupants of premises/apartment constructed on the said Land (or part thereof) and the balance portion of the said Land and other properties.
- 6.1.5. Upon such acquisition, clubbing or amalgamation of other lands / properties, the magnitude and scope of the Project and / or the said Land shall vary and modify in accordance with the actual acquisition of other lands / properties / projects.
- 6.2. The Promoters, shall formulate the rules, regulations and bye-laws for the maintenance and upkeep of the said Development on the said Land.
- 6.3. The Layout Common Area and Amenities may not be ready and operational at the time of handing over the possession of the said Premises to the Allottee/s. The Promoter contemplate to complete and provide the Layout Common Area and Amenities only upon the completion of the said Development, to which the Allottee/s accords his/her/their consent for the same. The Promoter reserves their right to substitute, upgrade, modify, delete, relocate or enhance any or all the Layout Common Area and Amenities, subject to consent of the Allottee/s and if layout effected due to Government project / order of the Concerned authorities. Though the Layout Common Area and Amenities shall form part of the said Development, but they may be used by the Allottee/s only in accordance with the rules and regulations framed by the Promoter and / or the Association and/or the Apex Body, from time to time. Notwithstanding anything contained herein, it is agreed between the Parties hereto:
- 6.4. All the revenues/maintenance costs/ other costs generated of any nature whatsoever from the said Development including from the Layout Common Area and Amenities and Project Common Area and Amenities till the date of handing over management and maintenance of the Project to the Association shall solely belong to the Promoter,

Developer	Allottee/s

and neither the Allottee/s nor the Association and / or any other allottee of the Project shall have any claim over the same. The Allottee/s hereby agrees not to raise any dispute and / or claim in any benefit or revenues arising from the said Development which belongs to the Promoter.

6.5. The Allottee/s agrees that the Promoter shall be entitled to raise construction finance, project finance or any other finance or loan in the books of the Promoter against the security of premises proposed to be constructed in the Project and the said Development, by mortgaging, hypothecating receivables and/or developable property (including but not limited to mortgage by way of deposit of title deeds), from any bank / financial institution / non-banking financial institution (Lenders) and without having to seek further consent from Allottee/s in any manner whatsoever, written or otherwise, but without the Allottee/s being responsible/liable towards its repayment and incurring any liability in any manner whatsoever (financial or otherwise).

6.6. The Promoter shall be entitled to undertake branding of the Project, preparing all the materials, brochure, advertisement material in that regard, as the Promoter deems fit.

7. DEFAULT AND THE CONSEQUENCES:

7.1. If the Promoter fails to abide by the time schedule for completing the project and handing over the Premises to the Allottee/s, save and except in the event of occurrence of Force Majeure and/or other events more particularly stated in Clause 10.1 below, then, the Allottee/s shall have an option to give notice to the Promoter of either terminating this Agreement and demand refund or to seek monthly compensation for the period of delay as provided by law. In the event of the Allottee/s choosing to terminate this Agreement, the Allottee shall address a written notice to the Promoter specifying such delay and the revised date on which the possession is expected to be handed over to the Allottee/s ("**Delay Notice**"). The Allottee shall execute and register a Deed of Cancellation (in the format as prescribed by the Promoter) within a period of 30 days from the date of Delay Notice and thereafter, within a period of 30 days from the date of registration of the Deed of Cancellation, the Promoter shall (subject to deduction / adjustment of the bank loan, if any, availed by the Allottee/s from any bank / financial institution against the mortgage / security of the said Premises and applicable taxes including but not limited to GST, stamp duty and registration charges and outgoings, the balance amounts of the Consideration, if any) refund to the Allottee/s the balance amounts already received by the Landowner-Promoter under

Developer	Allottee/s

this Agreement. Whereupon the Promoter shall be liable on demand to refund to the Allottee/s the amounts already received by it in respect of the said Premises with interest as specified in the RERA Rules from the date the Promoter received the sum till the date the amounts and interest thereon are repaid or to seek monthly compensation for the period of delay as provided by law. In the event of any shortfall, the Promoter shall, be entitled to recover the said amount/s from the Allottee/s. On the Promoter tendering the Allottee/s refund of the above-mentioned amount in respect of such termination, neither party shall have any claim against the other in respect of the said Premises or arising out of this Agreement and the Promoter shall be at liberty to dispose of the said Premises to any other person or persons at such price and upon such terms and conditions as the Promoter may deem fit. The Allottee/s shall neither be entitled to claim for loss and / or damages and / or mental trauma or otherwise, howsoever. The amount so refunded shall be towards full and final satisfaction and final settlement of all the claims of the Allottee/s under this Agreement. It is agreed and clarified that the Promoter shall not be liable to refund any amount/s to the Allottee/s towards taxes, if any paid by the Allottee/s. It is hereby agreed and clarified that the Promoter shall not be liable to pay to the Allottee/s any interest, compensation, damages, costs or otherwise on the amount so refunded. It is clarified that the Promoter shall not be liable or responsible to refund any of the Statutory Charges or any other charges that the Allottee/s may have borne and/or paid in respect of the transaction contemplated herein. It is agreed and clarified that the Promoter are not and shall not in any way be liable for the payment of any loans taken by the Allottee/s from any banks and / or financial institutions or otherwise for acquiring the said Premises.

- 7.2. The Promoter agrees to pay to the Allottee/s, who does not intend to withdraw from the project, interest as specified in the RERA Rules, on all the amounts paid by the Allottee/s, for every month of delay, till the handing over of the possession of the said Premises. The Allottee/s agree/s to pay to the Promoter, interest as specified in the RERA Rules, on all the delayed payment which become due and payable by the Allottee/s to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee/s to the Promoter. It is however clarified that if the delay in handing over possession of the said Premises is caused due to any Force Majeure event (as defined hereinafter), in that event, no compensation for such delay shall be payable to the Allottee/s.

Developer	Allottee/s

7.3. Without prejudice to the right of the Promoter to charge interest in terms of Clause 7.1 and 7.2 hereinabove, on the Allottee/s committing any Event/s of Default as mentioned hereinafter in payment on the due date of any amount due and payable by the 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 Allottee committing three defaults of payment of instalments, the Promoter shall at his own option, may terminate this Agreement. Provided that, Promoter shall give a notice of 15 (fifteen) days in writing to the Allottee ("**Promoter's Termination Notice**"), by Registered Post AD at the address provided by Allottee and mail at the email address provide by Allottee, of it's intention to terminate this Agreement and of the specific breach or breaches of the terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, the Promoter shall be entitled to terminate this Agreement. Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee/s (subject to Deductions as mentioned hereinbelow which may be payable to Promoter) within a period of 30 (thirty) days of the termination, the instalments of Consideration of the said Premises which may till then have been paid by the Allottee/s to the Promoter. On issuance of the Promoter's Termination Notice, the Allottee/s shall cease to have any right, title and / or interest in the said Premises and / or the said Car Parking Spaces, if any, with effect from the date of expiry of the Promoter's Termination Notice. Thereupon, the Landowner-Promoter shall be entitled to deal with and/or dispose of or alienate the said Premises and the said Car Parking Spaces, if any, in the manner as it deems fit and proper without any reference to the Allottee/s and without any suit, claim or demand of the Allottee/s in any manner whatsoever. The Promoter shall be entitled to deduct from the Consideration paid by the Allottee/s the following amounts ("**the said Deductions**") (a) pre-quantified and agreed liquidated damages equivalent to 2% (Two percent) of the Consideration and any losses that may be caused to or suffered by the Promoter, (b) brokerage, if any, paid to any Sales & Marketing Partners / channel partner/agent, (c) all other unpaid taxes and outgoings in respect of the said Premises up to the date of the Promoter's Termination Notice, (d) the amount of Interest payable by the Allottee/s on account of default committed by it/him/her/them, (e) amount of stamp duty and registration charges and expenses incidental thereto payable on the deed of cancellation, (f) any amount/ interest reimbursed by Promoter to the Allottee/s, in case the Allottee/s has availed any loan against mortgage of the said Premises. Subject to the Allottee/s executing a registered deed of cancellation or such other documents (as may be

Developer	Allottee/s

required by the Promoters) in respect of the said Premises in the manner as stated above, the Promoter shall refund the balance, if any, to the Allottee/s in the following manner:

- (i) The Consideration paid by the Allottee/s after deducting therefrom the said Deductions (“**the Balance Amount**”), upon resale of the said Premises i.e. upon the Promoter subsequently disposing and transferring the said Premises to another allottee and on receipt of the consideration thereon vide a cheque. The Allottee/s waives his/her/their right to raise any objection to the said Deductions or adjustment or appropriation of the said Deductions and acknowledges that the amount of the said Deductions is reasonable considering the consequent hardship and inconvenience that would be caused to the Promoter. The understanding arrived at in this Clause forms the material and fundamental basis on which the Promoter has agreed to transfer the said Premises to the Allottee/s.
- (ii) Any delay or default in execution / registration of the cancellation deed and/or such other deed, document or writing shall not prejudice (a) the cancellation, (b) the Promoter’s right to terminate this Agreement and / or (c) forfeit (as set out above) and refund of the Balance Amount to the Allottee/s (if applicable) and (d) the Promoter’s right to dispose of/transfer the said Premises including but not limited to Car Parking Spaces (if any) to any third party.
- (iii) Upon receiving the Promoter’s Termination Notice, the Allottee/s shall have no claim of any nature whatsoever against the either the Promoter and/or the said Premises and the Promoter shall be entitled to deal with and/or dispose-off the said Premises in such manner it deems fit and proper.

7.4. Without prejudice to rights and remedies available to the Promoter under this Agreement and under the law, the Allottee/s agrees that if the Allottee/s has taken a loan from any bank/financial institution against the security of the said Premises with NOC of the Promoter and this Agreement is terminated by either party then in that case Allottee/s hereby undertakes to clear the entire mortgage, debt, or any other outstanding amount and to obtain necessary letter/ confirmation from such bank/financial institution stating clearance of mortgage, etc., and that the bank/financial institution shall have no recourse against the Promoter, the said Premises or the said Project.

Developer	Allottee/s

7.5. The Promoter shall solely at their discretion be entitled to terminate this Agreement on the happening of any of the following events (“**Events of Default**”):

- (i) If the Allottee/s delay/s or commit/s defaults in making payment of instalments payable under this Agreement or otherwise (including but not limited to the Allottees’ proportionate share of taxes levied by Competent Authority and other outgoings and/or Statutory Charges), subject to a cure period of 30 (thirty) days. During such cure period, the Promoter shall be entitled to levy interest as specified in the RERA Rules;
- (ii) If the Allottee/s commit/s breach of any of the terms, conditions, covenants and representations of this Agreement;
- (iii) If the Allottee/s has/have been declared and/or adjudged to be dissolved, insolvent, bankrupt etc.;
- (iv) If Receiver and/or a Liquidator and/or Official Assignee is appointed of the Allottee/s or in respect of all or any of the assets and/or property of the Allottee/s;
- (v) If the Allottee/s has received any notice from the Government of India (either Central, State or Local) or foreign Government for Allottee/s’s involvement in any money laundering or any illegal activity.
- (vi) If the representations, declarations and/or warranties, etc. made by the Allottee/s are found to be untrue/false;

7.6. All the aforesaid rights and/or remedies of the Promoter against the Allottee/s are cumulative and without prejudice to one another.

7.7. Upon termination of this Agreement;

- (a) The Allottee shall have no right, title, interest, claim, lien or demand or dispute of any nature whatsoever either against the Promoter or in respect of the said Premises in any manner whatsoever whether pursuant to this Agreement or otherwise howsoever save and except refund of amount/s (after said Deductions) as stated hereinabove;
- (b) The Promoter shall be entitled to deal with and dispose of the said Premises to any other person/s as the Promoter deem fit without any further intimation, act or consent from the Allottee/s;
- (c) In case the Promoter receives a credit/refund of GST paid on this transaction, from the statutory authorities then only in such a case the same shall be refunded by the Promoter to the Allottee/s without any interest thereon within (30) thirty days of such credit/refund.
- (d) It will be obligation of the Allottee/s to claim the refund of TDS amount, if any,

Developer	Allottee/s

from the Income Tax Department and the Promoter shall not be responsible for the same.

8. **UTILITY/FACILITY PROVIDERS:**

8.1. The Promoter, shall have the right to designate any space in the said Project or any part thereof to the utility providers (“**Utility Providers**”) i.e., entities providing gas, water, electricity, telephone, cable television, internet services and such other service of mass consumption, etc., (“**Utilities**”) and for the purpose of facilitating the provision and proper maintenance of utilities and services to be availed by the allottees of the said Project. Such designation by the Promoter whether on lease, leave and license basis or such other method as the Promoter may deem fit, shall be executed by the Promoter with such Utility Provider/s and the Facility Manager/s in accordance with applicable law. The Promoter reserves the right to transfer/relocate the Utilities within the layout. This Clause shall not be interpreted / construed to mean that Promoters\ are obligated / liable to provide all or any of the Utilities.

8.2. The Allottee/s agrees to abide by any and all terms, conditions, rules and/or regulations that may be imposed by the Promoter and/or the aforesaid utility/ facility manager/s including without limitation, payment of the Allottee/s’s share of the service charges that may become payable with respect to the operation and maintenance of the Layout Common Area and Amenities and the Project Common Area and Amenities. Any management fees / service charges payable to the aforesaid utility/ facility manager/s in terms of the service agreements stated above shall be proportionately borne and paid by the Allottee/s and other allottees of the Real Estate Project.

8.3. The Promoter has not given and shall not give any representation and / or warranty with respect to quality, sufficiency and / or adequacy of the services and utilities availed from the utility / facility manager/s and that the Promoter shall not in any manner be liable for any claim of any nature whatsoever, for any defects and / or any deficiency in the services provided or rendered by them under the agreements executed with them in this regard or even otherwise with respect to the services and/or utilities provided by them. Further, the Promoter shall not be liable for any warranty or guarantee offered by such utility/ facility manager/s for any services and utilities, and it will be strictly between the Allottee/s and such utility/ facility manager/s.

Developer	Allottee/s

9. **RIGHTS OF THE PARTIES:**

- 9.1. It is expressly agreed that the right of the Allottee/s under this Agreement is only restricted to the Premises agreed to be sold by the Promoter to the Allottee/s along with the exclusive right to use the Car Parking (subject to the terms hereof) and such right will accrue to the Allottee/s only on the Allottee/s making full payment of the Consideration and payment of all the amounts as stated herein to the Promoters including the Statutory Charges etc. on the respective due-dates strictly in accordance with this Agreement and only on the Allottee/s performing and complying with other terms, conditions, covenants, obligations, undertakings etc. hereof. All other premises shall be the sole property of the Promoter and the Promoter shall be entitled to deal with / transfer / sell the same without any reference or recourse or consent or concurrence from the Allottee/s in any manner whatsoever. All Layout Common Areas and Amenities and Project Common Areas and Amenities shall always be the sole and absolute property of the Promoter until completion of the said Development.
- 9.2. Until receipt of the Full Occupancy/Occupation certificate in respect of the said Atlantaa Enclave II, the Promoter shall always have a right to get the benefit of Additional Floor Space Index for construction from sanctioning authorities under the present or the new Unified Development Control & Promotion Regulations and also to make the additions, alterations, raise storeys or put up additional structures in accordance with the provisions of RERA and as may be permitted by sanctioning authorities and other competent authorities and such additions, structures and storeys will be the sole property of the Promoter alone and the Promoter would not require any Consent/NOC from the Allottees (including the Allottee under the present Agreement) for utilizing such extra Floor Space Index as may be generated.
- 9.3. The Promoter shall have an irrevocable and perpetual right and be entitled to put a hoarding on the said Project or on any part/parts of the said Atlantaa Enclave II / including on the terrace and/or on the parapet wall and the said hoardings may be illuminated or comprising of neon signs and for that purpose the Promoter is fully authorized to allow temporary or permanent construction or erection for installation either on the exterior of the said Atlantaa Enclave II/Building ___ or on the said Project as the case may be. The Promoter reserves to itself full and free right of way and means and access to such place or places for the purpose of repair, painting or changing the hoarding. The Promoter shall have an irrevocable and perpetual right to use his associates, financiers, sales, marketing or agency's name appointed by him on any of the hoardings.

Developer	Allottee/s

- 9.4. The Promoter shall have absolute authority and control as regards the unsold premises, unallotted car parks on all levels and the disposal thereof. The Promoter shall be liable to pay only the municipal taxes and society maintenance charges, at actuals, in respect of the unsold premises post receipt of O.C.
- 9.5. Till the entire development of the Property and the said Development is completed, the Allottee/s shall not interfere in any manner in any work of development or construction and the Promoter alone shall have full control, absolute authority and say over the Layout Common Areas and Amenities and Project Common Area and Amenities, un-allotted areas, open spaces, recreation facilities and/or any other common facilities or the amenities to be provided in the Project and the Allottee/s shall have no right or interest in the enjoyment and control of the Promoter in this regard.
- 9.6. Subject to the provisions of RERA and the applicable law, the Promoter shall be at liberty to sell, assign, transfer mortgage or otherwise deal with its right, title and interest in the Project and/or the said Atlantaa Enclave II/ Building ____ in the manner deemed fit by the Promoter without any consent or concurrence of the Allottee/s or any other person, provided that the same does not in any way materially prejudice the right of the Allottee/s in respect of the Premises. After the Promoter executes this Agreement, it shall not mortgage or create a charge on the Premises.
- 9.7. The Promoter shall be entitled to construct site offices/sales lounge in the Project and shall have the right to access the same at any time without any restriction whatsoever.
- 9.8. The Promoter reserves to itself the unfettered right to the full, free and complete right of way and means of access over, along and under the access roads in the Project, at all times, by day and night, for all purposes, with or without carts, carriages, motor cars, motor cycles, wagons and other vehicles (of all descriptions), laden or unladen, and to lay and connect drains, pipes, cables and other amenities necessary for the full and proper use, enjoyment and development of the Project and if necessary in part and/or to shift/vary/re-align/modify the same to another portion of the Project, as may be required by the Promoter.
- 9.9. The Allottee/s is/are aware that, until receipt of the Full Occupancy/Occupation Certificate in respect of the said Atlantaa Enclave II, the Promoter shall be entitled to all the benefit of FSI or any incentive FSI viz. utilize fungible FSI, Transferable

Developer	Allottee/s

Development Rights (TDR) and all the development potential which the Promoter may get, in any form, and on whatsoever account or any such entitlements for the more beneficial and optimum use and enjoyment of the same in such manner with prior written consent of 2/3rd allottees.

10. **POSSESSION:**

10.1. The Promoter shall give possession of the Apartment to the Allottee on or before **31st December 2028**. If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 7 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid. Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of - (i) war, civil commotion or act of God ; (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

10.2. Upon obtaining the occupancy certificate from the competent authority in respect of the said Premises and upon payment made by the Allottee/s as per this Agreement viz. of the entire Consideration and all the amounts due and payable by the Allottee/s under this Agreement including Statutory Charges, taxes and registration charges in respect of the Premises and provided no breach of the Allottee is subsisting at the relevant time, the Promoter shall within 30 (thirty) days of receiving the occupancy certificate ("**Date of Handover**"), offer in writing to the Allottee/s to take the possession of the said Premises within 7 (seven) days days from the date of issue of such notice ("**Possession Notice**"). The Allottee/s agree/s and declares that non-completion of other units/premises in the said Project and Layout Common Area and Amenities, at the time of possession shall not be a reason for not accepting possession of the said Premises.

10.3. Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of the Premises on the Date of Hand Over, if the completion of the said Building ____ is delayed on account of any Force Majeure event/s. It is clarified that the Allottee will not be entitled or permitted to terminate this Agreement or make any

Developer	Allottee/s

claim or demand against the Promoter if the delay in handing over the possession of the said Premises is on account of a Force Majeure Event.

- 10.4. Within 7 (Seven) days from the receipt of the Possession Notice from the Promoter as per Clause 10.2 above and subject to the Allottee/s having inspected the Premises and being satisfied that there have been no alteration/deviations to the Premises including fixtures and fittings as set out in ANNEXURE – H annexed hereto, the Allottee/s shall take possession of the said Premises from the Promoter by executing necessary indemnities, undertakings and such other documentation as may be prescribed under the terms of this Agreement, and the Promoter shall give possession of the said Premises to the Allottee/s. Irrespective of whether the Allottee/s take/s or fail/s to take possession of the said Premises within the time provided, such Allottee/s shall be liable to pay maintenance charges and all other charges with respect to the said Premises, as applicable and as shall be decided by the Promoter from the date of the notice to take possession.
- 10.5. The Allottee/s has/have prior to execution of this Agreement visited and inspected the site of the said Atlantaa Enclave II under construction on the said Land and is fully satisfied with the location thereof and have satisfied himself/herself/themselves with respect to the said Project and the said Premises.
- 10.6. In an event, any structural defect or any other defect in workmanship, quality or provisions of services, is brought to the notice of the Promoter within a period of 5 (five) years by the Allottee from the date of handing over possession, it shall be the duty of the Promoter to rectify such defects wherever possible without further charge, within 30 (thirty) days, and in the event of Promoter's failure to rectify such defects within such time, the aggrieved allottees shall be entitled to receive appropriate compensation in the manner as provided under RERA. The Parties agree and confirm that the decision of the Promoter's architect / structural consultant shall be final in deciding whether there is any actual structural defect in the said Premises.
- 10.7. The Promoter shall however not be responsible or liable to comply with its obligations stated in Clause 9.5 above if the defects or provision of services referred therein are on account of the acts or omissions on the part of the Allottee/s and / or the other Allotees of premises in the said Atlantaa Enclave II and/or Society including but not limited to alterations due to interior work, additions and alterations in plumbing, electrical layout etc. or due to normal wear and tear.

Developer	Allottee/s

11. **ORGANIZATION/ASSOCIATION:**

11.1. The Allottee is aware that one or more co-operative housing society under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, or a company or a condominium or an association of unit purchasers or incorporated body shall be formed of the purchasers of the Project/New Building/s constructed on the said Land, which shall be formed within a period of 3 (three) months of the majority of the allottees having booked their flats/units/premises, as the case may be, in the said Project ("**Organization/Association**"). Further, the Allottee is aware that the Promoter may form a separate apex body of the said Society and the said Association ("**Apex Body**"). The Apex Body shall admit various Association/s and the said Society, together comprising of buildings constructed on the said Land inter alia for the purposes of effective maintenance and management of the said Land and common amenities at such time and in such a manner as the Promoter may deem fit, to be known by such name as the Promoter may decide, within such period as may be prescribed under the applicable law.

11.2. The Allottee along with other allottees of the premises in the said Atlantaa Enclave II shall join in becoming members of the Organization and for this purpose also from time-to-time sign and execute the application for membership and other papers and documents necessary for becoming a member, including the bye-laws of the society and duly fill in, sign and return to the Promoter within 7 (seven) days of the same being forwarded by the Promoter to the Allottee. No objection shall be taken by the Allottee if any changes or modifications are made in the bye laws of the Organization and/or the Apex Body, as may be required by the Registrar of Co-operative Societies or any other competent authority. The Promoter shall be entitled, but not obliged to, join as a member of the Association in respect of unsold premises / units in the Project, if any.

11.3. The Allottee/s herein and the said Society will not have any objection to admit the remaining allottees of premises in the said Atlantaa Enclave II as members of the said Organization and the Allottee/s hereby gives his/her/their specific consent to them being admitted. Notwithstanding anything contained herein, the Promoter and/or its assignees or transferees shall not be liable or required to pay any transfer fees/charges and/or any amount, compensation whatsoever to the said Organization for the sale / allotment / assignment or transfer of the unsold flats / premises etc. in the said Project.

Developer	Allottee/s

- 11.4. The Promoter shall be entitled to use and allow third party to use any part of the said Project and the said Land for installation of cables, satellite, communication equipment, cellular telephone equipment, radio turnkey equipment, wireless equipment, etc. The Allottee/s agrees not to object or dispute the same. Notwithstanding anything contained herein, it is further agreed between the parties that at all times, the Promoter shall be entitled to brand the said Atlantaa Enclave II / development of the said Project/ said Development by putting its name/logo/sign on such conspicuous part of the building as desired by it. It is agreed that neither the Allottee/s nor the Organization shall at any point of time be entitled to remove, object, dispute or demand any monetary consideration for putting up the sign/name/logo.
- 11.5. It is expressly agreed and confirmed between the Parties that all general facilities shall be for the use of all the Allotees of the premises in the said Atlantaa Enclave II and the Allottee/s shall pay proportionate share of expenses thereof. The proportionate share payable by the Allottee/s to the Promoter / Organization/ Apex Body as may be determined by the Promoter / Organization/ Apex Body, shall be final and binding on the Allottee/s.
- 11.6. It is clarified that the Promoter shall have the right to enter into a contract with any third party / agency for the purpose of maintenance and upkeep of the said Land, such decision shall be final and binding until the charge of the said Atlantaa Enclave II is handed over by the Promoter to the Organization/Apex Body who shall thereafter undertake to maintain the said Atlantaa Enclave II and the underlying land or any part thereof.
- 11.7. It is further clarified that save and except the rights agreed to be conferred upon the Allotee and/or the Society, no other rights are contemplated or intended or agreed to be conferred upon the Allottee, in respect of the Premises/ Atlantaa Enclave II / said Land and in this regard the Allotee for himself/herself/themselves/itself, waives all his rights and claims and undertakes not to claim and cause the Organization/Apex Body not to claim any such right in respect of the said Project.

12. **COMMON AREAS AND FACILITIES:-**

- 12.1. The common areas, facilities and amenities of the said Land, which shall be used by all the flat/s Allottee/s / of the said Building ____and by the members of the said

Developer	Allottee/s

Society are more particularly set out in the Third [] **Schedule** hereunder written (“**Layout Common Area and Amenities**”). The common areas, facilities and amenities of the said Project, which shall be used by all the flat/s Allottee/s / occupants of the said Project viz. by the purchasers of flats/units/premises in the said Atlantaa Enclave II are more particularly set out in the Fourth **Schedule** hereunder written (“**Project Common Area and Amenities**”);

12.2. It is hereby agreed that the Promoter has the exclusive right of allotment of different areas, open spaces or otherwise and other spaces within the said Building ___ and/or the said Atlantaa Enclave II and/or the Project to one or more person/s of its choice.

12.3. With regard to the Layout Common Areas and Amenities and the Project Common Areas and Amenities, it is agreed between the Parties and the Allottee/s specifically agrees, declares and confirms that:

a) He/she/it/they shall not demand, insist or call upon the Promoter to complete the said Layout Common Areas and Amenities and/or Project Common Areas and Facilities till the Promoter has completed construction of the said Building ___ Atlantaa Enclave II and the said Development and has obtained full Occupation Certificate with respect to the same.

b) Save and except the said Layout Common Areas and Facilities set out in the Third Schedule and the areas, facilities and amenities which shall be shared by the purchasers of flats in the said Project including the flat purchasers of the existing building B1 & B2 (said societies viz A wing and B Wing) with purchasers of flats of the Project which are more particularly set out in the Third [●] **Schedule**, the Promoter shall not be liable, required and /or obligated to provide any other areas or facilities.

c) The Layout Common Areas and Facilities that shall be provided in the said Land shall be common for all the Allotees of premises in the said Project including for the members of the said Society and purchasers of units of the New Building/s and the Allottee/s shall not claim any exclusive right/title/interest thereto.

Developer	Allottee/s

- d) The Project Common Areas and Facilities that shall be provided in the said Project shall be common for all the Allotees of premises in the said Project and the Allottee/s shall not claim any exclusive right/title/interest thereto.
- e) The Promoter shall always be entitled to alter or amend the Layout Common Areas and Amenities and/or the Project Common Areas and Amenities, at the sole discretion of the Promoter, in accordance with the applicable law provided any such alteration or amendment does not materially change the Layout Common Areas and Amenities and the Project Common Areas and Amenities as have been agreed to be provided under this Agreement.
- f) The Promoter shall always be the owner and will have all the right, title, interest in respect of the said Layout Common Areas and Amenities and the Project Common Areas and Amenities and will be entitled to deal with and dispose of the same in such manner as the Promoter may deem fit until the charge in respect of the said Project is handed over by the Promoter to the Organization.

13. COVENANTS BY THE ALLOTTEE /S:

- 13.1. The Allottee/s is / are aware that the Car Parking Space is for parking the Allottee's own vehicle being private use, light motor vehicles only and not for parking commercial vehicle, lorry, tempo, public transport vehicle etc. who shall be entitled to the use, occupy and enjoy the same to the exclusion of the other flat owners/ Allotees / and/or occupiers in the New Building/s (including the Allottee/s).
- 13.2. The Allottee/s shall use the said Premises or any part thereof or permit the same to be used only for residential purposes. The Allottee/s agrees not to change the user of the said Premises and/ or use the car parking space for any other purpose without prior consent in writing of the Promoter and the concerned municipal authorities. Any unauthorized change of user by the Allottee/s shall render this Agreement voidable and the Allottee/s in that event shall not be entitled to any right arising out of this Agreement;
- 13.3. The Allottee/s confirm/s that he/she/they has/have independently investigated the title of the Promoter to the said Land and the said Project and that the Promoter has answered all the requisitions of the Allottee/s to the satisfaction of the Allottee/s and

Developer	Allottee/s

the Allottee/s are satisfied with and unconditionally accept the title of the Promoter to the said Land/Premises and covenant with the Promoter that they shall not make any further requisition/s and/or to call for any further documents and/or raise any dispute pertaining to the title of the Promoter to said Land / Premises and right/title of the Promoter to implement the Project and sell the Premises.

13.4. The Allottee/s confirm/s that the Promoter has given full free and complete inspection to the Allottee/s of all the documents of title including originals available with them that have been furnished to the Competent Authority for registration of the said Atlanta Enclave II / Project with the Competent Authority. In addition to the aforesaid documents, the Promoter has given inspection, to the Allottee/s, of documents relating to title of the Promoter to the said Land, approved plans, designs and specifications prepared by the Promoter's Architect Mr. Anil Jagwani of 10 folds , permissions, approval, consents etc. granted by the Competent Authority to the Promoter and of such other documents as are specified under RERA;

13.5. The Allottee/s hereby represent and warrant to the Promoter as follows

- (i) He/she/it has not been declared and/or adjudged to be an insolvent, bankrupt etc. and/or ordered to be wound up, as the case may be;
- (ii) no receiver and/or liquidator and/or official assignee or any person is appointed of the Allottee/s or all or any of his/her/their assets and/or properties;
- (iii) The Allottee/s (being a company incorporated under the provision of the Companies Act) have not committed any default within the meaning of the Insolvency and Bankruptcy Code, 2016 (IBC) and has not received any default notice or invoice demanding the payment of any overdue amount under the IBC;
- (iv) No application has been made or contemplated filed admitted, or order, decree, judgment or resolution passed or contemplated, by the Allottee/s (being a company incorporated under the provision of the Companies Act), voluntarily or otherwise, or any other person, organization, court, tribunal or authority for the commencement of insolvency resolution, liquidation, bankruptcy, winding up or analogous proceedings against the Allottee/s;

Developer	Allottee/s

- (v) No insolvency professional, liquidator, administrator, receiver or manager has been appointed by any person in respect of the Allottee/s (being a company incorporated under the provision of the Companies Act) or all or any of its assets or any part thereof and no steps have been taken to initiate any such appointment.
- (vi) No corporate action, legal proceedings or other procedure or step has been taken or notice given in relation to a composition or arrangement with any creditors of Allottee/s (being a company incorporated under the provision of the Companies Act) with respect to Allottee/s debt repayment obligations.
- (vii) No legal proceedings are pending in connection with the enforcement of any security over any assets of Allottee/s or any part thereof.
- (viii) No legal proceedings are pending against Allottee/s before any court, tribunal or authority for the recovery of any debt
- (ix) Allottee/s have not taken, initiated or become subject to any actions, steps, proceedings, appointments or arrangements analogous to those listed in sub-clauses (i) to (vi) above under the laws of any jurisdiction applicable to Allottee/s.
- (x) none of his/her/their assets/properties is attached and/or no notice of attachment has been received under any rule, law, regulation, statute etc.;
- (xi) no notice is received from the Government in India (either Central, State or Local) and/or from abroad for his involvement in any money laundering or any illegal activity and/or is declared to be a proclaimed offender and/or a warrant is issued against him/her;
- (xii) no execution or other similar process is issued and/or levied against him/her/ them and/or against any of his/her/their assets and properties;
- (xiii) he/she is not of unsound mind and/or is not adjudged to be of unsound mind;
- (xiv) he/she has not compounded payment with his creditors;

Developer	Allottee/s

- (xv) he/she is not convicted of any offence involving moral turpitude and/or sentenced to imprisonment for any offence not less than 6 (six) months;
- (xvi) he/she/it is competent to contract and enter into this Agreement as per the prevailing Indian Laws and in case of Allottee (not being an Individual) has obtained all necessary permissions including corporate approvals etc. and has passed requisite resolutions) for the same;

13.6. The Allottee/s with an intention to bring all persons in whose hands the said Premises may come, doth / do hereby represent and covenant with the Promoter as follows:-

- (a) to maintain the said Premises at the Allottee/s' own cost in good tenantable repairs and condition from the date of taking possession of the said Premises and shall not do or suffer to be done anything in or to said Atlantaa Enclave II and the said Land, staircase or passage which may be against the rules, regulations or bye-laws of concerned local authority or change/alter or make addition in or to the said Atlantaa Enclave II or the said Premises or part thereof;
- (b) not to store in the said Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy so as to damage the construction of the said Atlantaa Enclave II and/or the said Development or storing of which goods is objected by the concerned local or other authority and shall not carry or caused to be carried heavy packages whereby upper floors may be damaged or that is likely to damage the staircase, common passage or any other structures of Atlantaa Enclave II including the entrance thereof. In case any damage is caused to the said Premises or the said Atlantaa Enclave II s on account of the negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable and responsible for the consequences of the breach;
- (c) to carry at the Allottee/s' own cost all internal repairs to the said Premises and maintain it in the same condition, state and order in which it was delivered by the Promoter to the Allottee/s and not to do or suffer to be done anything in the said Premises or the said Atlantaa Enclave II which is in contravention of rules, regulations or bye-laws of the concerned local public authority. In the

Developer	Allottee/s

event of the Allottee/s committing any act in contravention of the above provision, the Allottee/s shall be liable for the consequences thereof to the local authority and/or public authority;

- (d) not to change the user of the said Premises and/or make any structural alteration to the said Premises and/or construct any additional structures, mezzanine floors, whether temporary or permanent, in the said Premises and not to cover or construct anything on the open spaces, and/or parking spaces/areas.
- (e) not to demolish or caused to be demolished the said Premises or any part thereof nor at any time make or cause to be made any addition or alteration of whatsoever nature in or to the said Premises or any part thereof nor alter the elevation and outside colour scheme of the said Atlantaa Enclave II and to keep the portion, sewers, drain pipes in the Premises and the appurtenances thereto in good tenable repair and condition so as to support, shelter and protect other parts of the said Atlantaa Enclave II and shall not chisel or in any other manner damage the columns, beams, walls, slabs or RCC pardsis or other structural members in the said Premises without the prior permission of the Promoter;
- (f) not to shift windows of the said Premises and / or carry out any changes in the said Premises so as to increase the area of the said Premises and / or put any grill which would affect the elevation of the said Atlantaa Enclave II s and / or carryout any unauthorized construction in the said Premises. In the event if any such change is carried out, the Allottee/s shall remove the same within 24 hours of notice in that regard from the Promoter. In the event if the Allottee/s fails to remove the same within the period of 24 (twenty four) hours, then the Promoter shall be entitled to enter upon the said Premises and remove such unauthorized construction and the Allottee/s hereby agrees and undertakes not to raise any objection for the same and / or demand any damages for the same from the Promoter;
- (g) not to do or permit to be done any act which may render void or voidable any insurance of the Project or the said Atlantaa Enclave II or any part thereof or whereby any increase in premium shall be payable in respect of the insurance;

Developer	Allottee/s

- (h) not to throw dirt, rags, garbage or other refuse or permit the same to be thrown from the Premises in the compound or any portion of the said Land and the said Atlantaa Enclave II;
- (i) not to hang clothes, garments or any other item or things from the balcony, windows or terrace or any other place appurtenant to the said Building __ of Atlantaa Enclave II;
- (j) not to encroach upon or make use of any portion of the said Atlantaa Enclave II not agreed to be acquired by the Allottee/s;
- (k) not to close or permit to be closed verandas, terraces or balconies of the said Atlantaa Enclave II or change the external elevation or colour scheme of the building nor of the common areas including lobby and the areas outside the main door of the said Premises. The Promoter shall have the right to inspect the said Premises at all times and also to demolish any such addition or alteration or enclosing of the open areas without any consent or concurrence of the Allottee/s and also to recover costs incurred for such demolition and reinstatement of the said Premises to its original state;
- (l) pay to the Promoter within 15 (fifteen) days of demand by the Promoter, his/her share of security deposit demanded by the concerned local authority or government for giving water, electricity or any other service connection to the said Atlantaa Enclave II s;
- (m) to bear and pay increase in local taxes, development or betterment charges, water charges, insurance premium and such other levies, if any, which are and which may be imposed by the Competent Authority and/or government and/or other public authority on account of change of user of the said Premises for any purposes other than for the purpose for which it is agreed to be sold;
- (n) not to let, sub-let, transfer, assign or part with the Allottee/s' interest or benefit factor of this Agreement and/or part with the possession of the Premises and/or part with occupation or give on leave and license, tenancy basis or induct any person/s into the said Premises until all the dues payable by the Allottee/s to the Promoter under this agreement are fully paid up and only if the Allottee/s has / have not been guilty of breach of or non-observance of any

Developer	Allottee/s

of the terms and conditions of this Agreement and until the Allottee/s has / have intimated the Promoter and obtained the prior consent of the Promoter in writing in that behalf and also on intending transferee undertaking to observe and perform and carry out the terms and conditions as may be imposed in that behalf and the costs and expenses of such agreement will be paid by the Allottee/s. Such consent / refusal shall be at the sole discretion of the Promoter;

- (o) not to put any claim in respect of open spaces, any space available for hoardings, gardens attached to other units or terraces and the same are retained by the Promoter as restricted amenities. The Allottee is aware that certain parts of the said Atlantaa Enclave II shall be allocated for exclusive use of certain users/residents and the Allottee waives his right to raise any dispute in this regard;
- (p) the Allottee/s shall observe and perform all the rules and regulations and byelaws of the Organization and the Apex Body and the additions, alterations and amendments thereof that may be made from time to time for protection and maintenance of the Atlantaa Enclave II and the premises therein and for the performance and observance of building rules, regulations and bye-laws for the time being of the concerned local authority, government or public bodies. The Allottee/s shall also observe and perform all the terms and stipulations laid down by the Organization and the Apex Body regarding occupation and use of the Premises and shall pay outgoings and other charges in accordance with the terms of this Agreement.
- (q) to allow the Promoter, their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Property and the said Atlantaa Enclave II or any part thereof to view and examine the state and condition thereof or for the purpose of viewing or repairing or maintaining and cleaning any part of the said Atlantaa Enclave II including all drains, pipes, cables, wires, gutters and other fixtures, fittings, utilities, conveniences, amenities and facilities belonging, serving or appurtenant thereto as also for the purpose of making, laying, installing and/or affixing additional, new and other fixtures, fittings, utilities, conveniences, amenities, facilities and services in, through, over or outside the said Premises for the benefit of the said Atlantaa Enclave II and for the purpose of, maintaining, cleaning, lighting and

Developer	Allottee/s

keeping in order and good conditions all services, drains, pipes, cables, water covers, gutters, wires, structure or other conveniences belonging to or serving or used for the said Atlantaa Enclave II , after giving 2 (two) working days prior notice thereof. The Allottee/s shall not obstruct or hinder the Promoter and/or their architects, engineers, surveyors, contractors, agents and employees, with or without workmen and others, in carrying out their duties;

(r) not to fix any grill to the exterior of the said Atlantaa Enclave II or windows except in accordance with the design approved by the Promoter. The Allottee/s shall fix the grills on the inside of the windows only. The standard design for the same shall be obtained by the Allottee/s from the Promoter and the Allottee/s undertakes to not fix any grill having a design other than the standard design approved by the Promoter;

(s) the Allottee/s shall not do or suffer to be done anything on the said Land or the said Atlantaa Enclave II to be constructed thereon which would be forbidden or prohibited by the rules of the concerned government authorities. In the event, the Allottee/s commit/s any acts or omissions in contravention to the above, the Allottee/s alone shall be responsible and liable for all the consequences thereof to concerned authorities in addition to any penal action taken by the Promoter in that behalf;

(t) to install/fix the air conditioners and their units in the designated ducts/areas, if provided and to not install a window air-conditioner within or outside the said Premises. If found that the Allottee/s has affixed a window air conditioner or the outdoor condensing unit which projects outside the said Premises thereby affecting the elevation of the building, then the Allottee/s shall be required to remove the same upon being called upon by the Promoter to do so;

(u) the Allottee/s shall use the said Premises or any part thereof or permit the same to be used only for residential purpose. The Allottee/s agree/s not to change the user of the said Premises without prior consent in writing of the Promoter and any unauthorized change of user by the Allottee/s shall render this Agreement voidable and the Allottee/s in that event shall not be entitled to any right arising out of this Agreement;

(v) the Allottee/s shall not park at any other place and shall park all vehicles in the

Developer	Allottee/s

allotted/ designated parking lots only as may be prescribed by the Promoter.

- 13.7. The Promoters consider the accuracy of the representations and warranties of the Allottee/s to be an important and integral part of this agreement and have executed this agreement in reliance of the same.
- 13.8. The Allottee/s hereby agree/s to indemnify and keep indemnified, saved, defended and harmless the Promoter against any or all claims, losses, damages, expenses, costs or other liabilities incurred or suffered by the Promoters from or due to any breach by the Allottee/s of his/her/their covenants, representations and warranties under this Agreement or due to any act, omission, default on the part of the Allottee/s in complying/performing his/her/their obligations and/or term and/or conditions under this Agreement.
- 13.9. The Allottee/s agree/s to grant to the Promoter, all the facilities, assistance and co-operation as the Promoter may reasonably require from time to time even after the Promoter has delivered possession of the said Premises to the Allottee/s, so as to enable the Promoter to complete the Project;
- 13.10. In the event, the Allottee/s being a resident outside India, Non-Resident Indian (N.R.I.) or OCI or PIO intending to book and acquire a flat / premises from the Promoter, then such Allottee/s shall be solely responsible for complying with the necessary formalities laid down under the applicable laws including that of remittance of payment acquisition/ sale/transfer of immovable properties in India etc. and procure the necessary / statutory permissions from the Reserve Bank of India or any other Competent Authority, if required. The Allottee/s shall provide the Promoter with such permission approvals which would enable the Promoters to fulfill its obligations under this Agreement. The Promoter shall not be held liable for the deficiency of any statutory permissions being not available or procured by such Allottee/s. The Allottee/s shall comply with all requirements as required in this regard and shall keep the Promoter fully indemnified and harmless in this regard.
- 13.11. The Allottee/s shall inform the Promoter if there is any change in the residential status of the Allottee/s subsequent to the signing of this Agreement and comply with necessary formalities if any under the applicable laws.
- 13.12. Without prejudice to the generality of the foregoing, the Allottee/s hereby agree/s and confirm/s as under–

Developer	Allottee/s

- (a) The Organization shall preserve and maintain the following documents after the same are handed over by the Promoter to the Organization:
- (i) Documents pertaining to the title to the said Atlantaa Enclave II;
 - (ii) Copies of IOD, CC subsequent amendments, Occupation Certificate and corresponding canvas mounted plans of the said Atlantaa Enclave II;
 - (iii) Copies of soil investigation report;
 - (iv) RCC details and canvas mounted structural drawings of the Atlantaa Enclave II;
 - (v) Structural stability certificate from licensed Structural Engineer;
 - (vi) Structural audit report;
 - (vii) All details of repairs carried out in the said Atlantaa Enclave II;
 - (viii) Supervision certificate issued by licensed site supervisor;
 - (ix) Building Completion Certificate issued by licensed Surveyor/Architect;
 - (x) NOC and Completion Certificate issued by CFO;
 - (xi) Fire safety audit carried out as per the requirement of CFO;
 - (xii) All contracts entered into between Promoter and utility/ facility providers with respect to the maintenance and upkeep of the common areas.

13.13. The Allottee/s is / are aware that the Society shall preserve and maintain the above documents/plans and maintain the subsequent periodical structural audit reports and the repair history.

14. **OUTGOINGS:**

14.1. Within 7 days after notice in writing is given by the Promoter to the Allottee that the said Premises is ready for use and occupancy, the Allottee/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the said Premises) of the outgoings in respect of the said Atlantaa Enclave II namely local taxes, betterment charges or such other levies by the concerned local authority and/or government sub-station and cable cost water charges, electricity charges, common lights, insurance, repair and salaries of clerks, bill collectors, watchmen, sweepers and all other expenses necessary and incidental to the management and maintenance of the said Land and the said Atlantaa Enclave II . Till the period of one year from the date of receipt of occupation certificate, the Allottee/s shall pay to the Promoter such proportionate share of the outgoings as may be determined by the Promoter which shall be calculated at the same rate as the other purchasers in the said Building ____.

Developer	Allottee/s

The Allottee/s agree/s that the Allottee/s shall pay to the Promoter such provisional monthly contribution per month towards the outgoings regularly on the 5th day of every month in advance and shall not withhold the same for any reason. The amounts so paid shall not carry any interest and remain with the Promoter until the maintenance and administration of the said Atlantaa Enclave II and the common area is handed over by the Promoter to the Society. On such handover, the aforesaid deposits (less deductions) shall be paid over by the Promoter to the Organization.

- 14.2. The Allottee/s shall simultaneously with the execution of this Agreement pay to the Promoter the following amounts over and above the Consideration and all other amount payable by the Allottee/s under this Agreement or otherwise. The Promoter is entitled to retain and appropriate the same to its own account:-

OTHER CHARGES IN RS.				
Sr.no.	Particulars			
		1 BHK	2 BHK	3 BHK
1	Legal charges	30,000	30,000	30,000
2	Share money, Application entrance fee of the society	600	600	600
3	Formation & Registration of the society / federation	30,000	30,000	30,000
4	Water, Electricity & other utilities & services connection charges	50,000	50,000	50,000
5	Development & Betterment charges	75,000	75,000	75,000
6	Advance payment of Maintenance & Outgoings payable to the society for 12 months.	62,000	86,000	1,30,000
7	Advance payment of Property Tax for 12 months	12,500	17,500	26,000
8	Infrastructure Charges	75,000	1,00,000	1,00,000
9	Club House Membership Charges & Other amenities (One Time non-refundable)	1,00,000	1,00,000	1,00,000
	TOTAL	4,35,100	4,89,100	5,41,600

Note : 6) Actual account shall be given by the Promoter to the society upon formation

7) Actual payment of property tax shall be adjusted with advance at the time of handing over of the society

Other Charges - COMMERCIAL								
Sr. No.	Particulars	S1	S2	S3	S4	S5	S6	Mega Store

Developer	Allottee/s

1	Legal charges	30,000	30,000	30,000	30,000	30,000	30,000	30,000
2	Share money, Application entrance fee of the society	600	600	600	600	600	600	600
3	Formation & Registration of the society / federation	30,000	30,000	30,000	30,000	30,000	30,000	30,000
4	Water, Electricity & other utilities & services connection charges	50,000	50,000	50,000	50,000	50,000	50,000	1,00,000
5	Development & Betterment charges	75,000	75,000	75,000	75,000	75,000	75,000	1,50,000
6	Advance payment of Maintenance & Outgoings payable to the society for 12 months APPROX.	95,000	95,000	95,000	95,000	1,20,000	1,70,000	14,76,000
7	Advance payment of Property Tax for 12 months at APPROX	22,000	22,000	22,000	22,000	22,000	22,000	22,000
8	Infrastructure Charges	75,000	75,000	75,000	1,00,000	1,00,000	1,00,000	2,00,000
	TOTAL	3,77,600	3,77,600	3,77,600	4,02,600	4,27,600	4,77,600	20,08,600

Note : 6) Actual account shall be given by the Promoter to the society upon formation

7) Actual payment of property tax shall be adjusted with advance at the time of handing over of the society.

14.3. All the aforesaid charges to be collected by the Promoter under Clause 14.2 above shall be further increased by applicable rate of GST as per the applicable laws or statute for the time being in force and shall be payable as and when called for by the Promoter but in any case, before the date of possession of the said Premises;

14.4. It is agreed that in respect of amounts mentioned in Clauses 14.2 above, the Promoter is not liable to render accounts. The Promoter shall hand over the deposits less deduction for expenses and/or balance thereof to the Organization as aforesaid. In the event of any additional amount becoming payable whether on actual or otherwise

Developer	Allottee/s

under any of the sub-clauses of Clause 14.2, the Allottee/s shall forthwith on demand pay and deposit the difference to the Promoter. The aforesaid amounts/ deposit shall not carry any interest.

- 14.5. The Promoter shall maintain a separate account in respect of the sums received by the Promoter from the Allottee/s as advance or deposit, on account of the Organization and the Apex Body, outgoings, legal charges and shall utilize the same for the purpose for which they have been received;
- 14.6. It is further clarified that the list of charges mentioned hereinabove is only indicative and not exhaustive and the Allottee/s agree/s to pay to the Promoter, such other charges under such other heads as the Promoter may indicate.
- 14.7. If the Allottee/s fails or neglects to pay these monthly outgoings in respect of the said Premises and/or their proportionate share for the said Land and/or the said Atlantaa Enclave II for any reason whatsoever, without prejudice to their right to collect interest as prescribed under the RERA Rules for the delayed payment and without prejudice to any other rights available to them including right to terminate the Agreement, the Promoter shall be entitled to adopt appropriate legal proceedings for recovery thereof and/or absolutely and unconditionally stop and restrict the Allottee/s from using other recreational facilities.
- 14.8. It is hereby clarified that the Promoter shall not be liable, responsible and / or required to render accounts in respect of the amounts mentioned in Clause 14.2 and that the aforesaid amounts mentioned in Clause 14.2 do not include the dues for electricity and other bills for the said Premises and the Allottee/s shall be liable to pay electricity and other bills for the individual meters separately. It is further clarified that the list of charges and amounts mentioned in Clause 14.2 are only indicative and not exhaustive and the Allottee/s agrees to pay to the Promoter, such other charges or such additional amounts under such heads as the Promoter may indicate without any demur.

15. **REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:**

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

- i. The Promoter has the requisite rights to carry out development upon the said Land for the implementation of the project for construction of the said Atlantaa Enclave II s;

Developer	Allottee/s

- 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 said Project except those disclosed in the title report and/or to RERA;
- iv. There are no litigations pending before any Court of law with respect to the said Land and/ or the Project;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, are valid and subsisting and have been obtained by following due process of law. Further, approvals, licenses and permits issued by the competent authorities with respect to the Project, the said Land and the said Atlantaa Enclave II 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, the said Land and the said Atlantaa Enclave II;
- 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 Promoter is restricted to enter into this Agreement.
- 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 Land, including the Project nor any document/s in respect of the Premises which will, in any manner, affect the rights of Allottee/s under this Agreement;
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the Premises to the Allottee/s in the manner contemplated in this Agreement;
- ix. 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;
- x. The Promoter has sole and exclusive right to deal with the terrace/balcony area abutting to the top most floor flat of the said Building ___ in the manner as stated in this Agreement.

16. **FINAL TRANSFER DOCUMENT:**

Developer	Allottee/s

- 16.1. Within 3 (three) months from the full Occupation certificate to the last of the building or wing in the layout, the Developer and Apex Body / Association shall execute and register an Indenture of Conveyance (“**Conveyance**”), whereby the Promoter shall transfer entire undivided or inseparable land underneath all building jointly or otherwise in favour of Association / Apex body.
- 16.2. The Promoter shall, within 3 (three) months of receipt of the Full Occupancy / Occupation certificate in respect of the layout / said Atlantaa Enclave II and subject to the receipt of entire consideration and all other amounts due and payable by the Allottees of the premises in the said Atlantaa Enclave II and handover the charge in respect of the said Atlantaa Enclave II to the Organization keeping with the terms and provisions of this Agreement.
- 16.3. Post hand over of the management and maintenance of the Project to the Association/ Apex Body, the Promoter shall continue to be entitled to the unsold premises in the Project and to undertake the marketing etc., in respect of such unsold premises in the Project. The Promoter shall not be liable or required to bear and/or pay any amount by way of contribution, outgoings, deposits, transfer fees/charges and/or non-occupancy charges, donation, premium any amount, compensation whatsoever to the Association/s, as the case may be, for the allotment or transfer of the unsold premises in the Project, save and except the municipal taxes at actuals (levied on the unsold premises).

17. **INDEMNIFICATION BY THE ALLOTTEE/S:**

- 17.1. The Allottee/s shall indemnify and keep indemnified the Promoter and hold the Promoter harmless against all actions, claims, demands, proceedings, costs, damages, expenses, losses and liability (including its professional fees in relation thereto) of whatsoever nature incurred or suffered by the Promoter directly or indirectly in connection with: (a) any breach and/or default by the Allottee/s in the performance of any and/or all of his/her /their obligations under this agreement and/or terms and conditions of this Agreement (b) Allottee/s’ non-compliance with any of the restrictions regarding the use and/or occupation of the Premises.

18. **MISCELLANEOUS**

Developer	Allottee/s

- 18.1. The Allottee/s confirm/s, understand/s and agree/s that the information, details, images, sketches and elevation contained in the leaflets/ brochures, or any other printed material are only indicative and artistic imagination and may not be exact or accurate, and the same does not form either the basis or part of the offer or contract.
- 18.2. Notwithstanding anything contained herein, it is agreed between the Parties hereto: that the sample flat, if any, constructed by the Promoter and all furniture, items, electronic goods, amenities etc. provided therein are only for the purposes of show casing the sample flat, and the Promoter is not liable, required and/or obligated to provide any furniture, items, electronic goods, amenities etc. as displayed in the said sample flat, other than as expressly agreed by the Promoter under this Agreement.
- 18.3. The Allottee/s hereby expressly agrees and covenant with the Promoter that in the event the said Atlantaa Enclave II or any part thereof being constructed on the said Land are not ready for use and occupation and in the event of the Promoter offering license to enter upon the said Premises for fit-outs to the Allottee/s at the requests of the Allottee/s or handing over possession of the said Premises earlier than completion of the entire said Atlantaa Enclave II then in that event the Allottee/s shall not have any objection to the Promoter completing the construction of the balance building or additional floors on the said Atlantaa Enclave II or additional structure on the said Land without any interference or objection by the Allottee/s in any manner whatsoever.
- 18.4. No forbearance, indulgence or relaxation or inaction by the Promoters at any time to require performance of any of the provisions of these presents shall in any way affect, diminish or prejudice its rights to require performance of that provision and any waiver or acquiescence by them of any breach of any of the provisions of these presents shall not be construed as a waiver or acquiescence of any continuing or succeeding breach of such provisions or a waiver of any right under or arising out of these presents, or acquiescence to or recognition of rights and/or position other than as expressly stipulated in these presents. Any delay tolerated or indulgence shown by the Promoters in enforcing the terms of this Agreement or any forbearance or giving of time to the Allottee/s by the Promoters shall not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement nor shall the same in any manner prejudice the rights of the Promoter.

Developer	Allottee/s

- 18.5. The Allottee/s hereby declares that he / she / they has / have gone through this Agreement and all the documents, plans, approvals, permissions etc. related to the said Land and the said Premises and has / have expressly understood the contents, terms and conditions of the same and the Allottee/s after being fully satisfied has/have entered into this Agreement and further agrees not to raise any objection in regard to the same.
- 18.6. The Allottee/s confirms that the Allottee/s has/have visited and has/have physically seen the said Land and is satisfied with the same and is not entering into this Agreement on the basis of any advertisement or brochure or oral representation concerning the said Atlantaa Enclave II or the said Premises.

19. **BINDING EFFECT:**

Forwarding this Agreement to the Allottee/s by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee/s until, firstly, the Allottee/s makes payment of the requisite stamp duty thereon and thereafter signs and delivers this Agreement with all the schedules along with the payments due as stipulated in Clause 4.2 within 30 (thirty) days from the date of receipt by the Promoter and secondly, appears for registration of the same before the concerned office of the Sub-Registrar of Assurances as and when intimated by the Promoter. If the Allottee/s fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee/s and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee/s, application of the Allottee/s shall be treated as cancelled and all sums deposited by the Allottee/s in connection therewith including the booking amount shall be returned to the Allottee/s without any interest or compensation whatsoever.

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 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 including:

Developer	Allottee/s

- (i) All agreements, arrangements, understanding, negotiations, commitments, writings allotment, letters, brochures and/or other documents entered into, executed and/or provided between the Allottee/s and the Promoters prior to the date of execution of this Agreement;
- (ii) All the representation, warranties, commitments, etc. made by the Promoter in any documents, brochure, hoarding, etc. and /or through on any other medium;

The Promoter shall not be bound by any such agreement, negotiations, commitments, writings, discussions, representations, warranties and/or compliance thereof other than expressly agreed by the Promoter under this Agreement.

21. **RIGHT TO AMEND:**

This Agreement will not be amended, altered or modified except by a written instrument signed by both the Parties;

22. **SEVERABILITY:**

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

23. **METHOD OF CALCULATION OF PROPORTIONATE SHARE:**

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other allottee/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 flats in the Project.

24. **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

Developer	Allottee/s

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.

25. **NOTICES:**

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

Name of Allottee/s: [●]

Address: [●]

Notified Email ID: [●]

Promoter's name and address

Name: Atlanta Limited [●]

Address: 501, Supreme Chambers, Off Veera Desai Road, Andheri (W), Mumbai 400053[●]

Notified Email ID: [●]

It shall be the duty of the Allottee/s and the Promoter to inform each other of any change in address 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 Allottee/s, as the case may be.

A notice shall be deemed to have been served as follows:

- (i) if personally delivered, at the time of delivery.
- (ii) if sent by courier, Registered (Post) A.D. or by Fax, E-mail at the time of delivery thereof to the person receiving the same.

26. **JOINT ALLOTTEES:**

If there is more than one Allottee named in this Agreement, all obligations hereunder of such Allottee/s shall be joint and several and all communications shall be sent by the Promoter to the Allottee/s whose name appear first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottee/s.

Developer	Allottee/s

27. **STAMP DUTY AND REGISTRATION:**

The stamp duty charges shall be borne and paid by the Allottee/s and the registration charges of and incidental to this Agreement shall be borne and paid by the Allottee/s. The Allottee/s shall at his, her, their, cost and expenses, lodge this Agreement before the concerned Sub-Registrar of Assurances within the time prescribed by the Registration Act, 1908 and after due notice on this regard the Promoter shall attend such office and admit the execution thereof.

28. **NO WAIVER:**

Any failure to exercise or delay tolerated or indulgence shown by the Promoter in exercising or enforcing the terms of this Agreement or any forbearance or giving of time by the Promoter to the Allottee/s shall not constitute / be construed as a waiver thereof and no single or partial exercise or enforcement of any right or remedy under this Agreement shall preclude or restrict the further exercise or enforcement of any such right or remedy;

29. **DISPUTE RESOLUTION:**

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, the same shall be referred to the concerned authority as per the provisions of the RERA and the Rules and Regulations, thereunder.

30. **GOVERNING LAW:**

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Mumbai Courts shall have jurisdiction for this Agreement

31. This Agreement shall always be subject to the provisions of RERA and the same shall be read together with Maharashtra Ownership of Flats Act, 1963 and the respective rules made thereunder.

32. The PAN of the Parties are :

Promoter : [●]

Allottee/s : [●]

Developer	Allottee/s

FIRST SCHEDULE HEREINABOVE REFERRED TO:

(Description of the said Land)

All that piece and parcel of agricultural land bearing Survey No. 67, Hissa Nos. B/2, B/3 and B/4/A collectively admeasuring 16,688.8 sq. mtrs. situate, lying and being at Sheel Village, Thane 400 612 (old Survey No. 67/B/1, 67/B/2, 67/B/3, 67/B/4 and 67/B/5 as per Commencement certificate) within the Registration District and Sub-District of Thane and formerly in the Gram Panchayat of Sheel Taluka Panchayat Samiti Thane and Zilla Parishad Thane and now under the Thane Municipal Corporation.

SECOND SCHEDULE HEREINABOVE REFERRED TO:

(Description of the Premises)

[•]

THIRD SCHEDULE HEREINABOVE REFERRED TO:

(Details of the Layout Common Area and Facilities)

PART A - Description of the Layout Common Areas provided:

Sr. No.	Type of common areas provided	Proposed date of Occupancy Certificate	Proposed date of handover for use	Size/ area of the common areas provided
i)	Swimming Pool	31 st Dec 2028	30 th April 2029	
ii)	Kids Pool	31 st Dec 2028	30 th April 2029	
iii)	Jacuzzi	31 st Dec 2028	30 th April 2029	
iv)	Pool deck	31 st Dec 2028	30 th April 2029	
v)	Party lawn	31 st Dec 2028	30 th April 2029	
vi)	Multi purpose court	31 st Dec 2028	30 th April 2029	
vii)	Net cricket (small turf)	31 st Dec 2028	30 th April 2029	
viii)	Amphi seating	31 st Dec 2028	30 th April 2029	
ix)	Cycle track	31 st Dec 2028	30 th April 2029	
x)	Jogging track	31 st Dec 2028	30 th April 2029	
xi)	Kid's play area	31 st Dec 2028	30 th April 2029	
xii)	Lawn	31 st Dec 2028	30 th April 2029	
xiv)	Deck seating	31 st Dec 2028	30 th April 2029	
xv)	Fitness center	31 st Dec 2028	30 th April 2029	

Developer	Allottee/s

xvi)	Gymnasium	31 st Dec 2028	30 th April 2029	
xvii)	Aerobics / Zumba	31 st Dec 2028	30 th April 2029	
xviii)	Senior citizen corner	31 st Dec 2028	30 th April 2029	
xix)	CCTV security	31 st Dec 2028	30 th April 2029	
xx)	Parking (surface/stack/puzzle)	31 st Dec 2028	30 th April 2029	

PART B- Facilities/ amenities provided/to be provided within the layout and/or common area of the layout:

Sr. No.	Type of common facilities/ amenities provided	Phase name/ number	Proposed Date of Occupancy Certificate	Proposed Date of to the Society/ common organizations	Size and area of the facilities/ amenities	FSI utilized or free of FSI
i)						
ii)						
iii)						

PART C- The size and the location of the facilities/amenities in form of open spaces RGI PG etc.) provided/to be provided within the layout.

Sr. No.	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 to be handing over to the common organization
i)	R.G.		1594.76 sqmt	Dec 2028	April 2029
ii)					

Developer	Allottee/s

iii)					

FOURTH SCHEDULE HEREINABOVE REFERRED TO:

(Details of the Project Common Area and Facilities)

A. Facilities/ amenities provided/to be provided within the said New Building including in the common area of the said New Building:

Sr. No.	Type of common facilities/ amenities provided	Phase name/ number	Proposed date of Occupancy Certificate	Proposed date of to the Society / common organization	Size and area of the facilities/ amenities	FSI utilized or free of FSI
i)	Entrance lobby		31 st Dec 2028	30 th April 2029		
ii)	Floor lobby		31 st Dec 2028	30 th April 2029		
iii)	Lifts & stretcher lift		31 st Dec 2028	30 th April 2029		
iv)	Society office		31 st Dec 2028	30 th April 2029		
v)	Creche area		31 st Dec 2028	30 th April 2029		
vi)	Driver's room		31 st Dec 2028	30 th April 2029		
vii)	Servant toilets		31 st Dec 2028	30 th April 2029		
viii)	STP		31 st Dec 2028	30 th April 2029		
ix)	Fire fighting system		31 st Dec 2028	30 th April 2029		
x)	RWH system		31 st Dec 2028	30 th April 2029		

B. Details and specifications of the lifts:

Developer	Allottee/s

Sr. No.	Type of Lift (passenger/ service /stretcher/ goods/fire evacuation/any other	Total No. of Lifts provided	Number of passenger or carrying capacity in weight (kg)	Speed (mtr/sec)
i)				
ii)				
iii)				

SIGNED AND DELIVERED by the)

Within named "Promoter")

[•])

through its [•])

[•])

In the presence of...

1.

2.

SIGNED AND DELIVERED by the)

Within named "Purchaser/s")

[•])

In the presence of...

1.

Developer	Allottee/s

2.

DRY
Housiey.com

Developer	Allottee/s

LIST OF ANNEXURES

Annexure A	Copy of Property Register Card in respect of the said Land
Annexure B	Copy of IOD
Annexure C	Copy of CC
Annexure D	Copy of sanctioned plans
Annexure E	Copy of RERA Certificate
Annexure F	Copy of Title Certificate
Annexure G	Plans of the Flat
Annexure H	List of Fixtures and Fittings

SK

Developer	Allottee/s