

Ward No. :
Village : Ulhasnagar
Apartment area : _____ sq. meters (carpet),
Mkt. Value : Rs. _____
Actual Value : Rs. _____
Stamp Value : Rs. _____

AGREEMENT FOR SALE

This Agreement made at _____
on this ____ day of _____ 2025

BETWEEN

M/S. KGI REALITY PRIVATE LIMITED, (PAN NO. _____), a private limited company, constituted under the provisions of Companies Act, 1956, having its registered office at Kohinoor, 1st Floor, Opp. Regency Hotel, Behind Chopda Court, Ulhasnagar-3, Dist. Thane, through its Director Sonu Anil Hotchandani hereinafter called and referred to as the “**PROMOTERS**” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include executors, administrators and assigns) being the Party of the First Part

AND

1. _____, aged about _____ years, occupation _____ residing at _____,
2. _____, aged about _____ years, occupation _____ residing at _____,

hereinafter called and referred to as the “Allottee/s” (which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her / their heirs, executors, administrators and assigns) being the PARTY OF THE SECOND PART.

WHEREAS the Promoters is seized and possessed off otherwise well and sufficiently entitled to portion of Plot no. 45, sheet no. 4, Section - 3A, bearing CTS no. 17611/B, area adm. 2597.60 sq. mtrs., Near Petrol Pump, Ulhasnagar-4, within the limits of Ulhasnagar Municipal Corporation, (hereinafter for the sake of brevity called and referred as the “entire property”), more particularly described in First Schedule hereunder written.

AND WHEREAS originally M/s. G.K. Oil & Soap Industries was seized and possessed off otherwise well and sufficiently entitled Plot no. 45, Sheet no. 4, Sec 3-A, area adm. 3247 sq. yards alongwith additional land of 1453 sq. yards. Near Petrol Pump, Ulhasnagar-4. (for short “larger property”).

AND WHEREAS M/s. G.K. Oil & Soap Industries had purchased the larger property from the Government by and under Deed of Conveyance dated 17.06.1961, duly executed and registered by the Managing Officer, Office of Regional Settlement Commissioner, Bombay.

AND WHEREAS M/s. G.K. Oil & Soap Industries became insolvent and High Court of Bombay vide Petition no. 150 of 1970, Insolvent Petition no. 45 of 1971 and Insolvent Petition no. 73 of 1971 declared M/s. G.K. Oil & Soap Industries as Insolvent firm and Hon’ble High Court of Bombay in its Insolvency Jurisdiction passed order of

adjudication against the Insolvent dated 17.02.1971, 15.06.1971 and 22.09.1971.

AND WHEREAS by and under Sale Deed dated 27.10.1983, registered in the office of Sub Registrar of assurances, Ulhasnagar-1 at serial no. 3143/1983, Kumari Katy Rustom Barucha, Official Assignee of Bombay High court sold the larger property to M/s. Hotchandani and Associates through its partners 1. Shri Nainmal Khushaldas Hotchandani, 2. Shri Sujandas Khushaldas Hotchandani, 3. Shri Pritamdas Khushaldas Hotchandani, 4. Shri Tilumal Sujandas Hotchandani and 5. Shri Khushaldas Virumal Hotchandani on terms and consideration mentioned therein.

AND WHEREAS by and under Retirement cum admission Deed dated 19.11.1987, 1. Shri Nainmal Khushaldas Hotchandani having 20% share 2. Shri Sujandas Khushaldas Hotchandani, having 20% share 3. Shri Pritamdas Khushaldas Hotchandani having 20% share and 4. Shri Khushaldas Virumal Hotchandani having 20% share retired from the said partnership firm and Smt. Reshma Naresh Hotchandani and Shri Rajesh Sujandas Hotchandani were admitted to the said firm alongwith continuing partner Shri Tilumal Sujandas Hotchandani and their share in the said partnership firm were restructured as under:

- a) Shri Tilumal Sujandas Hotchandani- 20%
- b) Smt. Reshma Naresh Hotchandani – 70%
- c) Shri Rajesh Sujandas Hotchandani- 10%

AND WHEREAS by and under Gift Deed dated 29.12.2012, registered in the office of Sub-Registrar of Assurances, Ulhasnagar-1 at serial no. 2910/2012 on even date, Shri Tilumal Sujandas Hotchandani, partner of

M/s. Hotchandani and Associates have gifted his 20% share in the larger property, to Smt Reshma Naresh Hotchandani.

AND WHEREAS by and under Release Deed dated 09.03.2020, registered in the office of Sub-Registrar of Assurances, Ulhasnagar-1 at serial no. 516/2020 on even date, Shri Rajesh Sujandas Hotchandani have released, relinquished all his right, title and interest of his 10% share, in the larger property as partner of M/s. Hotchandani and Associates in favour of Smt Reshma Naresh Hotchandani.

AND WHEREAS in the year 1995, out of the larger property towards the south west side, some area was sold, transferred and conveyed to some Purchasers and therefore an area adm. 2597.60 sq. meters of Smt Reshma Naresh Hotchandani was separated from the larger property by way of Sub-division/Pot hissa as evidenced from letter of TILR vide no. 4382 dated 05.11.2024 and new CTS no. 17611/B came to be formed.

AND WHEREAS after sub-division/Pot hissa, the name of Smt Reshma Naresh Hotchandani was mutated in the records of right of the entire property in CTS no. 17611/B vide mutation entry no. 12031 dated 12/12/2024.

AND WHEREAS In the said manner, Smt Reshma Naresh Hotchandani became the absolute owner of an area adm. 2597.60 sq. meters out of the larger property.

AND WHEREAS by and under Sale Deed dated 22.11.2024, registered in the office of Sub-Registrar of Assurances, Ulhasnagar-1 at serial no. 5350/2024 on even date, Smt Reshma Naresh Hotchandani has sold,

transferred and conveyed the entire property unto the Promoters herein, on terms and consideration mentioned therein.

AND WHEREAS in pursuant to the above said Sale deed, the name of Promoters i.e. M/s. KGI Realty Private Limited was mutated in the records of right of the entire property in CTS no. 17611/B vide mutation entry no. 12117 dated 08/01/2025.

AND WHEREAS by and under Agreement for grant of Transferable Development rights dated 29.01.2025, registered in the office of Sub-Registrar of Assurances, Ulhasnagar- 1 at serial no. 557/2025 on even date, the Promoter herein have acquired the required Transferable Development Rights (TDR), of the property bearing Portion of U.No. 198(P), Section 7-B, Sheet no. 83, CTS no. 2447, lying, being and situate at Ulhasnagar, District Thane, as sanctioned and approved by Ulhasnagar Municipal Corporation in pursuant to Development right certificate bearing no. O/W.No. T.P./DRC/06 dated 03.10.2022 from Mr. Harbirsingh Jogindersingh Hayer and others through their constituted attorney holder M/s. KGI Universal LLP, through its partner Shri Aashish Shankar Hotchandani, to be use, utilized and consumed on the entire property i.e. Plot no. 45, sheet no. 4, Section -3A, bearing CTS no. 17611/B, lying and being situate at Near Petrol Pump, Ulhasnagar-4, within the limits of Ulhasnagar Municipal Corporation.

AND WHEREAS as per the measurement and survey of the entire property, at present an area adm. 2467.97 sq. mtrs., is in possession of the Promoters.

AND WHEREAS from the copy of the sanctioned plan it reveals that out of an area adm. 2467.97 sq. mtrs. (actual possession) an area

admeasuring 297.47 sq. mtrs. is affected by 36 and 18 mtr Wide DP road thus net area available for development is 2170.47 sq. Mtrs. (hereinafter for the sake of brevity called and referred as the “said property”)

AND WHEREAS the Promoter has agreed to handover constructed area of an area adm. 112.93 sq. mtrs., i.e.5 % of 2170.47 sq. mtrs., to Ulhasnagar Municipal Corporation on the ground floor as shown in the sanctioned plan.

AND WHEREAS the Ulhasnagar Municipal Corporation has granted building permission and approved and sanctioned plans vide Sanction of building permission and Commencement certificate bearing Building permit no. 1484688 dated 02.02.2025 for carrying out construction of an F.S.I admeasuring **10660.405** sq. Mtrs on plot area adm. **2170.47** sq. mtrs. as under: (subject to change as per further required approval, if any)

Building Name: Kohinoor Anaya (Mixed) – Lower ground floor, Upper Ground Floor, 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 9th, 10th, 11th, 12th, 14th, 15th, 16th, 17th, 8th and 13th Floor, 18th Floor. (subject to change as per further required approval, if any)

While provision for refuge is made on 8th and 13th floor, while provision for amenities shall be part of 18th floor. Furthermore, Lower ground shall comprise of 3 shops whereas Upper ground shall comprise of 7 shops. (subject to change as per further required approval, if any)

AND WHEREAS the Promoters are entitled and enjoined upon to construct building/s on Said Property in accordance with the recitals hereinabove.

AND WHEREAS the Promoters are in possession of the Said Property.

AND WHEREAS the Promoters have propounded a Scheme of Construction on the Said Property by constructing a complex known as '**KOHINOOR ANAYA** ' (**Said Project**) as per the plans sanctioned by competent authority and the Promoters is entitled to construct building/s on the said property.

AND WHEREAS the Promoters have got approved from the concerned local authority the plans, specifications, elevation and details of the Said Building/s (hereinafter referred to as "the Said Plans").

AND WHEREAS the Promoters have appointed Architect **Ravindra Pawar** registered with the Council of Architects, and the Promoters have appointed a structural engineer **Mangesh B Gulhane** for preparation of the structural design and drawing of the buildings and the Promoters accepts the professional supervision of the Architect and the structural engineers.

AND WHEREAS the Promoters have registered the said project under the provisions of the Act with the Real Estate Regulatory Authority. The registration no. of the Project is _____ annexed at Annexure F.

AND WHEREAS the Promoters have provided to the Allottee/s the copy of order, sanctioned plans, permissions, approvals, documents of title and have clearly brought to the knowledge of the Allottee/s and the

Allottee/s is/ are fully aware of the covenants, common rights as appearing on the sanctioned plans and after being fully satisfied about the same has granted his / her express and consent for the same.

AND WHEREAS the Allottee has seen the site of the Said Project and the work of construction of the Said Buildings being in progress and is satisfied with the quality of the work and has approved the same.

AND WHEREAS the Promoters have given the clear inspection of the sanctioned plans to the Allottee/s which also includes the consumption and utilisation of the transfer of development rights also the future expansion buildings as well construction of certain amenity area as well as recreation spaces and have represented and brought to the notice of the Allottee/s and the Allottee/s is/are fully aware and having the correct knowledge that the scheme of construction undertaken by the Promoters on the Said Property;

AND WHEREAS as recited hereinabove the Promoters has sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoters on the Said Property and to enter into Agreement/s with the allottee(s) of the Apartments to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the Allottee/s, the Promoters has given inspection to the Allottee/s of all the documents of title relating to the Said Property and the plans, designs and specifications prepared by the Promoter's Architect and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made there under;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Village Forms VI and XII or any other relevant revenue record showing the nature of the title of the Promoters to the Said property on which the Apartments are constructed have been annexed hereto and marked as **Annexure A and B** respectively.

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

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

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee/s, as sanctioned and approved by the local authority have been annexed hereto and marked as **Annexure D**.

AND WHEREAS the Promoters have got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Buildings.

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions,

stipulations and restrictions which are to be observed and performed by the Promoters while developing the project land and the said buildings and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

AND WHEREAS the Allottee/s has/have applied and offered to the Promoters for allotment of an Apartment No. onfloor in the building known as “**KOHINOOR ANAYA CHS**” being constructed on the said property.

AND WHEREAS the Promoters have accepted the offer of the Allottee/s and agreed to allot an Apartment bearing number _____ on the _____ floor (herein after referred to as the said “Apartment”), in the building known as _____ (herein after referred to as the said “Building”) in the Complex known as “**KOHINOOR ANAYA CHS**”.

AND WHEREAS the carpet area of the said Apartment is _____ square meters and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the apartment.

AND WHEREAS, the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all

applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS, prior to the execution of these presents the Allottee/s has/have paid to the Promoters a sum of Rs..... (Rupees) only, being part payment of the sale consideration of the Apartment agreed to be sold by the Promoters to the Allottee/s as advance payment or Application Fee (the payment and receipt whereof the Promoters do hereby admit and acknowledge) and the Allottee/s has/have agreed to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, under section 13 of the said Act the Promoters is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties the Promoters hereby agree to sell and the Allottee/s hereby agree/s to purchase the said Apartment and/or the garage/covered parking (if applicable) at or for the consideration and on ownership basis in the manner appearing hereinafter.

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

1. The Promoters are entitled to construct buildings on the said property, in accordance with the plans, designs and specifications as

approved by the Ulhasnagar Municipal Corporation from time to time with only such variations and modifications as the Corporation may deem fit and the Allottee/s hereby consent to the same. The Allottee/s herein is/ are fully aware and having the full and absolute knowledge of the Scheme of construction, the Number of buildings and the Allottee/s herein along with the other Allottees will not raise any objection, hindrance or obstruction at the time of formation of society/condominium of apartments its conveyance, demarcation, grant of right of way, easementary rights and other benefits attached to the said different portions of land as described hereinabove.

2. The Allottee/s has/have prior to the execution of this agreement satisfied himself/herself/themselves with the title of the said property including the Agreements and other documents referred to hereinabove and the Allottee/s hereby agrees & confirms that he/she/they shall not be entitled to further investigate the title of the Promoter' right of development of the said property and no requisition or objection shall be raised by the Allottee on any matter relating thereto or howsoever in connection therewith.
3. While sanctioning the said plans, concerned local authority has laid down certain terms, conditions stipulations and restrictions which are to be observed and performed by the Promoters while developing the said property and the said buildings and upon due observance and performance of which only the Completion Certificates in respect of the said buildings shall be granted by the concerned local authority.
4. (a)(i) The Allottee/s hereby agree/s to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee/s Apartment No. of carpet area adm.sq. meters, on

floor in the Building known as “**KOHINOOR ANAYA CHS**” (hereinafter referred to as "the Apartment") as described in Schedule “A” written hereunder and as shown in the Floor plan thereof hereto annexed and marked as Annexure(s) C-1 and C-2 for the consideration of Rs. [Rupees _____] including Rs. _____ [Rupees _____] being the proportionate price in the common area and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith. It is further clarified that the dimensions mentioned on the floor plan and booking plan are of the unfinished walls. The same will differ in the actual flat after necessary finishes.

(ii) The Allottee/s hereby agree/s to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee/s garage/covered parking at _____ level/basement/podiums/stilt/mechanical car parking unit bearing nos. _____ adm. ___ sq. fts., having ___ ft. length X ___ ft. breadth X _____ ft. vertical clearance.

(iii) The Allottee has requested the Promoter for allotment of an open car parking space and the Promoter agrees to allot to the Allottee an open car parking without consideration bearing no. _____ adm. ___ sq. fts., having ___ ft. length X _____ ft. breadth.

1(b) The total aggregate consideration amount for the apartment including garages/covered parking spaces is thus Rs. _____/-

The Allottee has informed the promoter that he/she/they does not require any car parking space in said project. Accordingly, no reservation of car parking is made against said Apartment. The Allottee undertakes, assures and guarantees not to claim any car

parking space in said project in future, nor raise any objection to use of car parking by other Allottees.

The Promoters have also informed the Allottees that all the parking shall be dependent and that two (2) Wheeler is tandem and four (4) wheeler is stack parking.

1(c) The Allottee has paid on or before execution of this agreement a sum of Rs _____ (Rupees _____ only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoters the balance amount of Rs(Rupees) and shall be deposited in RERA Designated Collection Bank Account, _____ Bank, _____ Branch having IFS code _____, situated at _____. In addition to the above bank account, We have opened in the same bank, RERA Designated Separate Bank account and RERA Designated Transaction Bank account having account no. _____ and _____ respectively. The Allottee hereby agreed to pay the balance amount in the following manner :-

- i. Amount of Rs. _____/- (not exceeding 30% of the total consideration) to be paid to the Promoters after the execution of Agreement
- ii. Amount of Rs. _____/- (not exceeding 45% of the total consideration) to be paid to the Promoters on completion of the Plinth of the building or wing in which the said Apartment is located.
- iii. Amount of Rs. _____/- (not exceeding 70% of the total consideration) to be paid to the Promoters on completion

of the slabs including podiums and stilts of the building or wing in which the said Apartment is located.

- iv. Amount of Rs. _____/- (not exceeding 75% of the total consideration) to be paid to the Promoters on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.
- v. Amount of Rs. _____/- (not exceeding 80% of the total consideration) to be paid to the Promoters on completion of the Sanitary fittings, staircases, lift, wells, lobbies upto the floor level of the said Apartment.
- vi. Amount of Rs. _____/- (not exceeding 85% of the total consideration) to be paid to the Promoters on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located.
- vii. Amount of Rs. _____/- (not exceeding 95% of the total consideration) to be paid to the Promoters on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.
- viii. Balance Amount of Rs. _____/- at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.

1(d) The Total Price above includes/ excludes Taxes (consisting of tax paid or payable by the Promoters by way of GST or any other similar taxes which may be levied, in connection with

the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Apartment.

The transaction covered by this contract at present attracts GST. If however, by reason of any amendment to the constitution or enactment or amendment of any other laws, central or state, this transaction is held to be liable for any other tax by whatever name called in connection with this transaction are liable to be tax, as the case may be is liable for such transaction the same shall be payable by the Allottee along with the other Allottees of the building on demand at any time.

1(e) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoters undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoters 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, which shall only be applicable on subsequent payments.

1(f) The Promoters may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottee by discounting such early payments @ _____ % per annum for the period by which the respective installment has been

preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.

- 1(g) The Promoters shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation gap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoters shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoters shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement. The Allottee/s shall not tender any sum in cash to any of the employee or Agents of the Promoters. The Promoters shall not be responsible or accountable for any cash payment made by the Allottee/s and the Allottee/s shall not be entitled to claim any credit in respect thereof. All the payments are to be transferred to the below mentioned account only:

Account Name – M/s KGI Realty P L R D C A F Kohinoor
Anaya

Account no. – 99991008108091

IFSC – HDFC0000815

Bank – HDFC Bank

Branch - Ulhasnagar

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

2.1 The Promoters 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 Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

2.2 Time is essence for the Promoters as well as the Allottee. The Promoters shall abide by the time schedule for completing the project and handing over the Apartment to the Allottee and the common areas to the association of the Allottees after receiving the completion certificate as the case may be.

Similarly, the Allottee shall make timely payments of the installments and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoters as provided in clause 1 (c) herein above. (“Payment Plan”).

3. The Promoters hereby declares that the Floor Space Index available as on date in respect of the said property is _____ square meters and Promoters has planned to utilize Floor Space Index of _____ Sq. Mtrs. and further propose to utilise _____ sq. mtrs., on the said property, including, by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoters has disclosed the Floor Space Index of unconsumed be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoters by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoters only.

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

(Explanation: Rate of interest payable by promoter to allottees or by allottees to the promoters shall be State Bank of India highest Marginal Cost of Lending Rate plus 2 percent.

In case State Bank of India highest Marginal Cost of Lending Rate is not in use, it would be replaced by such benchmark lending rates which SBI may fix from time to time for lending to general public.)

4.2 Without prejudice to the right of Promoters to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoters 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 installments, the Promoters shall at his own option, may terminate this Agreement:

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

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to

adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter), within a period of thirty days of the termination, the installments of sale consideration of the said Apartment which may till then have been paid by the Allottee to the Promoters. And upon termination of this Agreement, pending refund of the amount as aforesaid, the Promoters shall be at liberty to dispose off and to sell the said Apartment to such person or persons at such price and on such conditions as the Promoters may desire and think fit in their absolute discretion and the Allottee shall have no objection for the same.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities to be provided by the Promoters in the said building and the Apartment as are set out in Annexure E, annexed hereto.
6. The Promoters shall give possession of the Apartment to the Allottee on or before 31st December, 2028 excluding however any time consumed / delays caused by the concerned statutory authorities in issuing Completion Certificate / Occupancy Certificate, which is beyond the Control of the Promoters. If the Promoters 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 Promoters 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 herein above from the date the Promoters

received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoters 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.

7. 7.1 Procedure for taking possession - The Promoters, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the Apartment, to the Allottee in terms of this Agreement to be taken within 15 days (Fifteen days from the date of issue of such notice) and the Promoters shall give possession of the Apartment to the Allottee. The Promoters agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoters, from the date of obtaining Completion certificate / offer for possession irrespective of possession taken. The Allottee agree/s to pay the maintenance charges as determined by the Promoter or association of allottee/s, as the case may be. The Promoters on its behalf shall offer the possession to the Allottee/s in writing within 7 days of receiving the occupancy certificate of the Project.

7.2 The Allottee/s shall take possession of the Apartment within 15 days of the written notice from the Promoters to the Allottee/s

intimating that the said Apartment is ready for use and occupancy:

7.3 Failure of Allottee to take Possession of Apartment: Upon receiving a written intimation from the Promoters as per clause 7.1, the Allottee shall take possession of the Apartment from the Promoters by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoters shall give possession of the Apartment to the Allottee. In case the Allottee fails to take possession within the time provided in clause 7.1 such Allottee shall continue to be liable to pay maintenance charges as applicable. The allottee shall also pay additional handling charges to the promoter if possession is not taken after clearing all the dues within 15days from completion certificate.

7.4 If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoters any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoters at its own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoters, compensation for such defect in the manner as provided under the Act.

Provided after receiving of the Apartments from the Promoters, any damage due to wear and tear of whatsoever nature caused thereto, the Promoters shall not be responsible for the cost of re-instating and repairing such damages caused by the Allottees and the Allottees alone shall be liable to rectify and re-instate the

same at his own costs. Provided further however, that the Allottees shall not carry out any alterations of the whatsoever nature in the said apartments and specifically the structure of the said unit/wing/phase of the said building which shall include but not limit to column, beams etc., or in the fitting, therein, in particular it is hereby agreed that the Allottee shall not make any alteration in any of the fittings, pipes, water supply connections or any creation or alterations in the bathroom, toilet and kitchen which may result in seepage of the water. If any such works are carried out without the written consent of the Promoter the defect liability automatically shall become void.

8. The Allottee shall use the Said Apartment or any part thereof or permit the same to be used only for purpose of residence. He/She/They shall use the garage or parking space only for purpose of keeping or parking vehicle. It shall be noted that all the parking is dependent, The Allottee agrees not to change the user of the said Apartment without prior consent in writing of the Promoters and any unauthorised change of user by the Allottee shall render this Agreement voidable at the option of the Promoters and the Allottee in that event shall not be entitled to any right arising out of this Agreement.

9. The Allottee along with other allottee(s) of Apartments in the building shall join in forming and registering the Society or Association to be known as Kohinoor Anaya CHS and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association and for becoming a member, including the

byelaws of the proposed Society and duly fill in, sign and return to the Promoters within seven days of the same being forwarded by the Promoters to the Allottee, so as to enable the Promoters to register the common organization of Allottee. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies, as the case may be, or any other Competent Authority.

9.1 The Promoters shall, within three months of registration of the Society or Association, as aforesaid, cause to be transferred to the society or all the right, title and the interest of the Promoters in the said structure of the Building or wing in which the said Apartment is situated.

9.2 The Promoters shall, within three months of registration of the last Society, as aforesaid, cause to be transferred to the joint ownership of all the Societies of the said property, all the right, title and the interest of the said First Owner and/or the Promoters in the said property on which the building are constructed.

9.3 Within 15 days after notice in writing is given by the Promoters to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the said property and Building/s namely property taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of

the said property and building/s. Until the Society is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter provisional monthly contribution of Rs. _____ + GST for 1BHK & Rs. _____ + GST for 2BHK towards the maintenance of 18 months. The amounts so paid by the Allottee to the Promoters shall not carry any interest and remain with the Promoters until a conveyance of the structure of the building or wing is executed in favour of the society as aforesaid. On such conveyance being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoters to the Society, as the case may be. The Promoter shall convey and area adm. 2170.47 sq. mtrs., in favour of the society i.e. Kohinoor Anaya CHS.

10. The Allottee shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts :-

- (i) Rs. for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.
- (ii) Rs..... for formation and registration of the Society or Limited Company/Federation/ Apex body.
- (iii) Rs. for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/Apex body
- (iv) Rs.for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body.

(vi) Rs..... For Deposit towards Water, Electric, and other utility and services connection charges &

(vii) Rs for deposits of electrical receiving and Sub Station provided in Layout.

11. The Allottee shall pay to the Promoter a sum of Rs. 10,000/- for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and byelaws and the cost of preparing and engrossing the conveyance or assignment of lease.

12. At the time of execution of conveyance of the structure/s of the building constructed in the said project, in the favour of each co-operative housing society or as the case may be, the Allottee/s shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building/s. At the time of registration of conveyance Deed or Lease of the project land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTERS:

The Promoters hereby represents and warrants to the Allottee as follows:

- i. The Promoters has clear and marketable title with respect to the said property; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Promoters 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 property or the Project;
- iv. There are no litigations pending before any Court of law with respect to the said property;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, said property and said buildings are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, said property and said buildings shall be obtained by following due process of law and the Promoters has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said property, Building and common areas;

- vi. The Promoters has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- vii. The Promoters has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee under this Agreement;
- viii. The Promoters confirms that the Promoters is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;
- ix. At the time of execution of the conveyance deed of the structure to the association of Allottees the Promoters shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;
- x. The Promoters have duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
- xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoters in respect of the project land and/or the Project except those disclosed in the title report.

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

i. To maintain the Apartment at the Allottee's own cost in good and tenable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.

ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

iii. To carry out at his/her/their own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoters to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment

which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Apartment without the prior written permission of the Promoters and/or the Society.

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

vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.

vii. Pay to the Promoters within fifteen days of demand by the Promoters, his/her/their share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.

viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee for any purposes other than for purpose for which it is sold.

ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoters under this Agreement are fully paid up.

x. The Allottee shall observe and perform all the rules and regulations which the Society or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Apex Body/Federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

xi. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society, the Allottee shall permit the Promoters and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

xii. If the Purchaser/s desire/s to install grill/s to any of the windows in the said premises, then he/she/they shall ensure that the grills are as per the design and position approved by the Developer in writing.

xiii. In case of any financing arrangement entered by the Allottee with any financial institution with respect to the purchase of the Flat the Allottee undertake/s to direct such financial institution to and shall ensure that such financial institution does disburse/pay all such installment of Total Consideration amounts due and payable to Developer through an NEFT/RTGS/account payee cheque/demand draft drawn in favour of the Promoter's bank details as mentioned in the clause herein or any other account that may be mentioned by the Promoters subsequently. The Allottee agrees that in the event the Allottee avails any loan/or loan facilitation services ("Services") from any external third party, the Allottee shall do so at his/her own cost and expense whatsoever and shall not hold the Developer liable/responsible for any loss / defective service / claims / demands that the Allottee/s may have incurred due to the Services so availed.

xiv. If any of the payment cheques/banker's cheque or any other payment instructions of/by the Allottee/ is/are not honored for any reason whatsoever, then the same shall be treated as default under these presents and the Developer may at its option be entitled to

exercise the recourse available thereunder. Further, the Developer may, at its sole discretion, without prejudice to its other rights, charge a payment dishonor charge of Rs. 5,000/- (Rupees Five Thousand only) for dishonor of a particular payment instruction for first instance and for second instance the same would be Rs. 10,000/- (Rupees Ten Thousand only) in addition to the Interest for delayed payment. Thereafter no cheque will be accepted and payments shall be accepted through bank demand draft(s) only.

xv. The Allottees or the Consortium of Allottees i.e. the Society shall not raise any objection or demand any maintenance from the Promoters for KOHINOOR LED name and logo board which shall be affixed at any part of the terrace of the Society. The Promoter, at his own discretion solely be liable for the upkeep of the Brand logo, which shall be located at any part of the terrace of the Society.

xvi. The Allottee/s, if is a resident of outside India (NRI) then he/she/they shall solely be responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999(FEMA), Reserve Bank of India Act and Rules made there under or any statutory amendments(s) / modification(s) made thereof and all other applicable laws including that of remittance of payment,

acquisition/ sale/ transfer of immovable properties in India, etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with provision of FEMA or statutory enactments or amendments thereof and the rules and regulation of the Reserve Bank of India or any other

Applicable Law. The Allottee/s understand/s and agree/s that in the event of any failure on his/her/their part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she/they shall be liable for action under the FEMA as amended from time to time. The Promoter accepts no responsibility / liability in this regard. The Allottee/s shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee/s subsequent to the signing of this agreement, it shall be the sole responsibility of the Allottee/s to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third party making payment/ remittances on behalf of any Allottee/s and such third party shall not have any right in the application / allotment of the said apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee/s only .

xvii. The Allottee/s at his/her own cost and expense shall get the MSEDCL / electricity bill transferred on his/her own name and refund deposit to developer.

15. The Promoters shall maintain a separate account in respect of sums received by the Promoters from the Allottee as advance or deposit, sums received on account of the share capital for the formation of the Co-operative Society or association or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

15A. In case the transaction being executed by this agreement between the Promoter and the allottee is facilitated by a

Registered Real Estate Agent, all amounts (including taxes) agreed as payable remuneration / fees/ charges for services / commission / brokerage to the said Registered Real Estate Agent, shall be paid by the Promoter / allottee / both, as the case may be, in accordance with the agreed terms of payment

16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him/her/them and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoters until the said structure of the building is transferred to the Society or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

17. **PROMOTERS SHALL NOT MORTGAGE OR CREATE A CHARGE:** After the Promoters executes this Agreement he/she/they shall not mortgage or create a charge on the said Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Apartment.

18. BINDING EFFECT: Forwarding this Agreement to the Allottee by the Promoters does not create a binding obligation on the part of the Promoters or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the

payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoters. If the Allottee(s) fails to execute and deliver to the Promoters this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoters, then the Promoters shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever after following deductions:-

- i) 10% of the Purchase Price (which is to stand forfeited to the Promoter upon the termination of this Agreement);
- ii) The taxes and outgoings, if any, due and payable by the Allottee/s in respect of the said Apartment upto the date of termination of this Agreement;
- iii) Processing fee and brokerage paid if any etc. in respect of the said Apartment;
- iv) The amount of interest payable by the Allottee/s to the Promoter in terms of this Agreement from the dates of default in payment till the date of termination as aforesaid;
- v) Pre-EMI interest, if any, paid by the Promoter on behalf of the Allottee/s under a particular scheme;

- vi) In the event of the resale price of the said Apartment to a prospective purchaser is less than the Purchase Price mentioned herein, the amount of such difference; and
- vii) The costs incurred by the Promoter in finding a new buyer for the said Apartment. The Promoter shall not be liable to pay to the Allottee/s any interest on the amount so refunded and upon the termination, the Allottee/s hereby agree to forgo all their right, title and interest to immediate ejection as trespassers. The decision of the Promoter in this respect shall be final and binding upon the Purchaser, which the Allottee/s agrees and undertakes not to dispute in any manner whatsoever.

19. 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 apartment/plot/building, as the case may be.

20. RIGHT TO AMEND: This Agreement may only be amended through written consent of the Parties.

21. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES: It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the

Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

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

23. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT: 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 Apartment to the total carpet area of all the Apartments 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 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. PLACE OF EXECUTION: The execution of this Agreement shall be complete only upon its execution by the Promoters through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoters and the Allottee, in after the Agreement is duly executed by the Allottee and the Promoters or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at _____.

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

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

Name of Allottee

(Allottee's Address)

Notified Email ID: _____

M/s Promoters name: M/s. KGI Reality Private Limited

(Promoters Address)

Notified Email ID: _____

It shall be the duty of the Allottee and the Promoters 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 Promoters or the Allottee, as the case may be.

28. JOINT ALLOTTEES: That in case there are Joint Allottees all communications shall be sent by the Promoters to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

29. Stamp Duty and Registration :- The charges towards stamp duty and Registration of this Agreement shall be borne by the allottee.

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

31. 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 Ulhasnagar/Kalyan courts will have the jurisdiction for this Agreement.

32. It is hereby made clear that the furniture lay out, colour scheme, elevation treatment, trees garden lawns etc. shown on the pamphlet and literature are shown only to give overall idea to the Allottees and the same are not agreed to be provided by the

Promoters unless specifically mentioned and agreed in this agreement. The Promoters reserves the right to make changes in the Elevations, Designs and Colors of all the materials to be used at his sole discretion. In all these matters the decision of the Promoters are final and it is binding on the Allottees.

33. This agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016, Rules and Regulations made there under.

FIRST SCHEDULE ABOVE REFERRED TO

All that portion of Plot no. 45, sheet no. 4, Section -3A, bearing CTS no. 17611/B, area adm. 2597.60 sq. mtrs., Near Petrol Pump, Ulhasnagar-4, within the limits of Ulhasnagar Municipal Corporation, and bounded as follows:

On or towards East -
On or towards West -
On or towards North -
On or towards South -

SECOND SCHEDULE

The nature, extent and description of common areas and facilities.

A.) Description of the common areas provided:

| | Type of common areas provided | Proposed Date of Occupancy Certificate | Proposed Date of handover for use | Size/area of the common areas provided |
|----|-------------------------------|--|-----------------------------------|--|
| NA | NA | NA | NA | NA |

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

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

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

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

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

| Type of open spaces (RG/PG) to be provided | Phase name/ number | Size open spaces to be provided | Proposed Date of availability for use | Proposed Date of handing over to the common organization |
|--|--------------------|---------------------------------|---------------------------------------|--|
| NA | NA | NA | NA | NA |

E.) Details and specifications of the lifts:

| | Type 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) |
|----|---|--------------------------------------|---|--------------------|
| 1. | Kone Lift or Equivalent Brand | 1 Stretcher Lift 2 Passenger Lift | 5 Person in Each Passenger Lift and 13 person in Stretcher Lift | 1.5m/Sec |

Note:

At 'A': to provide the details of the common areas provided for the project.

At 'B': to provide the details of the facilities/amenities provided within the building and in the common area of the building.

At 'C': to provide the details of the facilities/amenities provided within the Layout and/or common area of the Layout.

At 'D': to provide the details of the facilities/amenities provided in form of open spaces (RG / PG etc.) provided / to be provided within the plot and / or within the layout.

At 'E': to provide the details and specifications of the lifts

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

SIGNED & DELIVERED

by the within named **PROMOTERS**

M/S. KGI REALITY PRIVATE LIMITED

THROUGH ITS DIRECTOR

SIGNED & DELIVERED

by the within named **Allottee/s**

IN PRESENCE OF WITNESS:

1. _____

2. _____

SCHEDULE A

All that premises of Apartment No. of carpet area admeasuring sq. meters, on floor in the building known as _____ in the complex known as **“KOHINOOR ANAYA CHS”** constructed on Plot no. 45, sheet no. 4, Section -3A, bearing CTS no. 17611/B, Near Petrol Pump, Ulhasnagar-4, within the limits of Ulhasnagar Municipal Corporation.

SCHEDULE B

FLOOR PLAN OF THE APARTMENT

ANNEXURE – A

(Title Report)

ANNEXURE –B

(Authenticated copies of Property Card or extract Village Forms VI or VII and XII or any other revenue record showing nature of the title of the Vendor/Lessor/Original Owner/Promoter to the project land).

ANNEXURE –C-1

(Authenticated copies of the plans of the Layout as approved by the concerned Local Authority)

ANNEXURE - C-2

(Authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project)

ANNEXURE -D

(Authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee as approved by the concerned local authority)

ANNEXURE – E

(Specification and amenities for the Apartment),

ANNEXURE –F

(Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority)

RECEIPT

Received of and from the allottee/s above named the sum of Rs. _____ [Rupees _____] on execution of this agreement towards Earnest Money . This receipt is subject to the realization of cheque.

I say received

Promoter signature

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