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*Additions made in the following clauses are shown in red colour and also mentioned in the deviation sheet:-

AGREEMENT BETWEEN PROMOTERS AND ALLOTTEE

FLAT / SHOP / OFFICE NO.____, _____ FLOOR, BUILDING NO. 1
BLDG. KNOWN AS "PRECIOUS GREENWOODS"
SURVEY NO./HISSA NO. 119/4/A, 119/4/B, 119/7,
KAMBA, TALUKA KALYAN, DISTRICT THANE.

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**BUILDING CONSISTS : GROUND FLOOR SHOP + 13 FLOORS
RESIDENTIAL**

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RERA CARPET AREA IN SQ.MTRS. :

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SALE PRICE : RS._____/-

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STAMP DUTY : RS._____/-

REGISTRATION FEE : RS._____/-

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THIS AGREEMENT is made and entered into at
Kalyan, on this _____ day of _____ 2025

BETWEEN

M/S. PRECIOUS GROUP LLP, a Limited Liability Partnership Firm (PAN ABFFP3152J), having its registered office at S. No. 119/7, 119/4/A, 119/4/B, Varap Kamba Road, Nr. HP Petrol Pump, opp. River 'O' Deck, Post Kamba, Varap, Taluka Kalyan, District Thane, 421301, through Designated Partner

(1) _____, adult, aged about ____ years, Occupation Business,

(2) _____, adult, aged about ____ years, Occupation Business,

hereinafter referred to as "**THE PROMOTERS**" (Which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees including those of respective partners) of the **FIRST PART**,

AND

_____, aged ____ years, (PAN NO. _____), (AADHAAR NO. _____), (MOB NO. _____),

_____, aged ____ years, (PAN NO. _____), (AADHAAR NO. _____), (MOB NO. _____),

an adult, Indian Inhabitant, residing at _____, hereinafter referred to as "**THE ALLOTTEE**" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, successors executors, administrators, and assigns) of the **SECOND PART**.

WHEREAS Smt. Indumati Motiram Dalal and other 5 were the owners of all that piece and parcel of land lying, being and situate at Village Kamba, Taluka Kalyan, District Thane bearing Survey No./Hissa No. 119/4/A, Area admeasuring about 2850.00 sq. meters, Survey No./Hissa No. 119/4/B Area admeasuring about 2840.00 sq. meters, Survey No./Hissa No. 119/7 Area admeasuring about 3140.00 sq. meters, Area totally admeasuring about 8830.00 sq. mts., within the limits of Kamba Grampanchayat. (Hereinafter called and referred to as "**The Said Property**" for the sake of brevity.)

AND WHEREAS by and under the **Conveyance Deed dated 20/08/2024**, the original land owner Smt. Indumati Motiram Dalal and other 5 as "Vendor" and **M/S. PRECIOUS GROUP LLP, a Limited Liability Partnership Firm** through Designated Partner as "Purchaser" (Promoter herein), the Vendor agreed with the Promoter for the absolute sale to the Promoter an immovable property being piece or parcel of freehold land of the said **property**, at and for the valuable consideration and on the terms and conditions therein and in pursuance thereof also granted the General Power of Attorney and the said Agreement and General Power of Attorney are registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. KLN-1-10669/2024 on 20/08/2024 and KLN-1-10670/2024 on 20/08/2024 respectively;

AND WHEREAS "THE SAID PROPERTY" under development for the sake of brevity and more particularly described in the **FIRST SCHEDULE** hereunder written area totally admeasuring about 8830.00 sq. mts. within the limits of Kamba Grampanchayat. (**Hereinafter referred to as "the project land"**)

AND WHEREAS Smt. Indumati Motiram Dalal and other 5 and others have also executed the necessary documents such as the Conveyance Deed, Power of Attorney in favour of the Promoters which are duly registered and registered in the office of the Sub-Registrar Kalyan herein for the purpose of developments of the SAID PROPERTY and accordingly the Promoters firm is well and sufficiently entitled to develop the said property;

AND WHEREAS in terms of the **Conveyance Deed dated 20/08/2024**, the Promoters are well and sufficiently entitled to dispose of, sell, and transfer the entire flat/Shops and units to its intending purchasers.

AND WHEREAS in pursuance to the sanctioned plans and permissions the Promoters herein are well and sufficiently entitled to develop the said property by constructing multi-storeyed building thereon and sell the flats/shops/units on the ownership basis and appropriate the sale proceeds thereof; The Promoters are entitled to the project land at and for the price/consideration and on the terms and conditions therein contained, thus the Promoters are seized and possessed of and otherwise well and sufficiently entitled to the project land.

AND WHEREAS in pursuance to the above recitals and by and under the powers and authorities vested in the Promoters, the Promoters have amalgamated the said three properties and obtained and the sanction of building permission and commencement certificate from Office of District Collector, Thane, bearing Building Permit No - 1481065, Permit No. : RPTHA/B/2025/APL/00123, Proposal Code : RPTHA-24-110154, Dated 23/04/2025 Building Name : BUILDING 1(Mixed) Floors : Ground Floor Plan, Typical Floor Plan - First To Seventh And Ninth To Twelfth Floor Plan, Refuge Floor Area - Eighth And Thirteenth Floor Plan and Building Name : BUILDING 2(Mixed) Ground Floor Plan, Typical Floor Plan - First To Seventh And Ninth To Twelfth Floor And Fourteenth Floor Plan, Refuge, Floor Plan - Eighth And Thirteenth Floor Plan for approval of the construction plan of an area adm. 19737.94 sq. mts. Out of area adm. 18603.455 sq. mts. Residential and area adm. 1134.485 sq. mts. Commercial buildings on such amalgamated land. Subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building, which has been annexed hereto as 'Annexure C-1'.

AND WHEREAS The Developer shall develop Building No. 1 and Building No. 2, collectively referred to as the "**Common Sale Layout Land**", in a phase-wise/segment-wise manner under the project name "**PRECIOUS GREENWOODS**".

AND WHEREAS the statutory approvals mandatorily require the Promoter to hand over certain stipulated areas of the Layout Land to the concerned competent authorities as amenity open space or develop the same as public amenity. The Promoter has determined and identified the location of such areas out of the Common Layout Land admeasuring approx. 756.10 square meters or thereabouts and shall hand the same over to the concerned authorities as per the terms and conditions of statutory approvals. The amenities open spaces is annexed and marked hereto in boundary line in Annexure C-1 of this Agreement.

AND WHEREAS the Developer has informed the Allottee/s and the Allottee/s hereby agree/s, acknowledge/s and confirm/s that the common area/s and amenities of the Common Sale Layout Land admeasuring 675.92 square meters shall be as enlisted and annexed / marked hereto under Annexure C-1 ("Common Areas and Amenities") which shall at all times remain common and shall be shared by all the residents / Allottees /

occupants / members of the Common Sale Layout Land. The Allottee/s hereby confirm/s and undertake/s that the Allottee/s and/or Common Organization / Apex Body/ Apex Bodies shall not raise any objection/dispute/ hindrance at any time, for any reason whatsoever for use/entitlement of such Common Areas and Amenities. Further, it is also agreed that the cost/s and charge/s towards such Common Areas and Amenities shall be shared between all the residents / Allottees / occupants / members of the Common Sale Layout Land. The Allottee/s hereby acknowledges, confirm and agree to the same and accordingly gives his / her / their no-objection and consent/s to the same.

AND WHEREAS this agreement shall be subject to rules contained in the Real Estate (Regulations and Development) Act, or any amendment therein or any re-enactment thereof from time to time or any law as applicable from time to time.

AND WHEREAS The Physical possession of the said property has been handed over to the Promoter for the Development and Construction thereof the Building for Commercial and Residential purposes. The competent authority granted permission to the Promoter to enter upon the said property of land for the purpose of erecting building/s.

AND WHEREAS The Promoters are entitled and enjoined upon to construct the building on the project land in accordance with the recitals hereinabove;

AND WHEREAS the said property is earmarked for the purpose of building a commercial and residential project consisting of Building No. 1 and Building No. 2 **building of the Ground Floor Shop + 13 Floors Residential** and the said project shall be known as "**PRECIOUS GREENWOODS**" (hereinafter referred to as the said Project).

AND WHEREAS The Promoter has further informed the Allottee/s, that the Promoter is now developing a portion of the Common Layout Land admeasuring approx. 10,049.058 square meters, which comprises of Building No. 1 (having admeasuring approx. 8914.573 square meters of residential area and admeasuring approx. 1134.485 square meters of commercial area along with the Common Areas and Amenities, Common Road and AOS, under the name and style **PRECIOUS GREENWOODS** Building No. 1 ("Phase I"). The Promoter is also developing the second

phase (“Phase II”) of the Common Layout Land, admeasuring approx. 9688.882 square meters, which comprises of Building No. 2. The said property has been more particularly described/defined under first Schedule of this Agreement. Phase I, and Phase II are hereinafter collectively referred to as “Common Sale Layout Land”, which shall be developed by the Promoter in a phase-wise/segment-wise manner under the name and style of **“PRECIOUS GREENWOODS”**.

AND WHEREAS The Allottee is offered a Flat / Shop / Office bearing number ___ on the ___ Floor in the Building No. 1 in the project **“PRECIOUS GREENWOODS”** (more particularly mentioned hereinabove) being constructed on the said property, by the Promoters.

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

AND WHEREAS The Promoters have registered the Project under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority at No. _____ Dated _____. The said RERA Certificate is annexed herewith and marked as Annexure ‘F’.

AND WHEREAS By virtue of the Agreement/Commencement Certificate, the Promoters have the sole and exclusive right to sell the said Flat / Shop / Office in the said building to be constructed by the Promoters on the project land and to enter into an Agreement with the Allottee of the Flat / Shop / Office to receive the sale consideration in respect thereof.

AND WHEREAS The Report on Title issued by Advocate, has been seen and inspected by the Allottee, and a copy thereof has been annexed hereto and marked as Annexure ‘A’. The Allottee has by virtue of his having executed this agreement is deemed to have accepted the title of Promoters to the said property as clear and marketable and free from all encumbrances and no further objection shall be raised upon it in any manner relating hereto.

AND WHEREAS The Allottee herein has demanded from the Promoters and the Promoters have given inspection to the Allottee, of all the documents of title relating to the said project described in the Schedule-II hereunder written and also the plans, designs, and specifications of the said building prepared by the 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 rules and regulations made there under.

AND WHEREAS The Allottee has inspected all the titles, Deed including approved plans as prepared by the Architect in the office of the Promoters, and satisfied himself.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority and according to which the construction of the building is proposed to be provided for on the said project have been annexed hereto and marked as 'Annexure C-1'

AND WHEREAS the authenticated copies of the plans and specifications of the Flat / Shop / Office agreed to be purchased by the Allottee, as sanctioned and approved by the local authority, have been verified by the Allottee.

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

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

AND WHEREAS, The Promoters have accordingly commenced the construction of the said building/s in accordance with the said proposed plans.

AND WHEREAS on satisfying himself about the plans, Deeds, documents, etc., and satisfying himself of the title of Promoters the Allottee has applied to the Promoters for allotment and hereby agreed to Purchase **Flat / Shop / Office No.____ on _____ Floor in the Building No. 1 in the project “PRECIOUS GREENWOODS”** being constructed on the said property.

AND WHEREAS The carpet area of the said Flat / Shop / Office is _____ square meters and “carpet area” means the net usable floor area of the Flat / Shop / Office, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat / Shop / Office for the exclusive use of the Allottee or verandah area and exclusive open terrace area, appurtenant to the said Flat / Shop / Office for the exclusive use of the Allottee, but includes the area covered by the internal partition walls of the Flat / Shop / Office.

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 has paid to the Promoters a sum of **Rs._____/- (Rupees _____ Only)** being part payment of the sale consideration of the Flat / Shop / Office agreed to be sold by the Promoters to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoters both hereby admit and acknowledge) and the Allottee has 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 Sale Agreement of said Flat / Shop / Office 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 hereby agrees to purchase the said Flat / Shop / Office.

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

1. The Promoter shall construct the said “**PRECIOUS GREENWOODS**”, Building No. 1 consisting **building of the GROUND FLOOR SHOP + 13 FLOORS RESIDENTIAL** on the project land in accordance with the plans, designs, and specifications as approved by the concerned local authority. The Promoter during the course of carrying out the construction of the said building, shall submit further revised and amended plans for approval to the Competent Authority and thereunder contemplate the construction of additional upper floors and/or such other alteration in the structure of said proposed new building and shall utilize under such further revised and amended plans, all further available and balance development potentiality of the project land to its fullest extent.

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 Flat / Shop / Office of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

1(a) (i) The Allottee hereby agrees to purchase from the Promoters and the Promoters hereby agree to sell to the Allottee

FLAT NO. FLOOR VILLAGE SURVEY NO./ HISSA NO.
_____ _____ **Kamba 119/4/A, 119/4/B, 119/7,**

BUILDING : BUILDING NO. 1 IN “PRECIOUS GREENWOODS”
RERA CARPET AREA IN SQ. MTRS. :

THE BUILDING CONSISTS: GROUND FLOOR SHOP + 13 FLOORS
RESIDENTIAL PURPOSE

SALE PRICE : Rs. _____/- (Rupees _____ Only)

(hereinafter referred to as "the Flat") as shown in the Floor plan thereof hereto annexed for the total consideration of **Rs. _____/- (Rupees _____ Only)** which is more particularly described in the Second Schedule annexed herewith.

(ii) The Allottee hereby agrees to purchase/accept from the Promoter and the Promoter hereby agrees to sell/allot to the Allottee garage bearing Nos.____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 layout for the consideration of Rs. _____/-

(iii) The Allottee hereby agrees to purchase/accept from the Promoter and the Promoter hereby agrees to sell/allot to the Allottee covered parking spaces bearing Nos. ____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 layout for the consideration of Rs. _____ /-.

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

1(c) The Allottee has paid on or before execution of this agreement a sum of **Rs._____/- (Rupees _____ Only)** as advance payment or application fee and hereby agrees to pay to the Promoters the balance amount of **Rs._____/- (Rupees _____ Only)** as per payment schedule mentioned hereto as Annexure 'E' and shall be deposited in RERA Designated Collection Bank Account A/c No : 502 001 075 41011, HDFC Bank, Ulhasnagar-3 Branch having IFS Code HDFC0000815 situated at Ulhasnagar-3. In addition to the above bank account, I/we have opened in the same bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account having Account No. 502 001 075 64702, and 502 001 075 09066 respectively.

ANNEXURE 'E'
SCHEDULE OF PAYMENT

Sr. No.	Particulars
1	10% Booking Amount.
2	10% to be paid to the Promoter within 30 days of execution of the registered agreement.
3	25% on or before the completion of the plinth.
4	5% on or before casting of the 1 st RCC Slab.
5	5% on or before casting of the 2 nd RCC Slab.
6	2.5% on or before casting of the 3 rd RCC Slab.

7	2.5% on or before casting of the 4 th RCC Slab.
8	2.5% on or before casting of the 5 th RCC Slab.
9	2.5% on or before casting of the 6 th RCC Slab.
10	2.5% on or before casting of the 7 th RCC Slab.
11	2.5% on or before casting of the 8 th RCC Slab.
12	2.5% on or before casting of the 9 th RCC Slab.
13	2.5% on or before casting of the 10 th RCC Slab.
14	2.5% on or before casting of the 11 th RCC Slab.
15	2.5% on or before casting of the 12 th RCC Slab.
16	2.5% on or before casting of the 13 th RCC Slab.
17	2.5% on or before casting of the 14 th RCC Slab.
18	5% on completion of walls and internal plaster.
19	2.5% on completion of external plumbing and external plaster, elevation.
20	2.5% on completion of entrance Lobby, Paving, Flooring, Doors, and Windows.
21	5% Balance amount before handing over of the possession.

The above consideration does not include various other charges, or expenses more particularly mentioned in this agreement and the same shall be paid by the Allottee over and above the consideration mentioned herein on their respective due dates.

1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Flat.

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

- 1(f) The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottee by discounting such early payments @ 1% 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 Promoter 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 cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by 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 Promoter shall demand an 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.
- 1(h) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.
- 1(i) Both the Promoters and the allottee have mutually agreed that the allottee shall be liable and responsible to pay all the installments payable for the purchase of the said premises payable under this agreement on their respective due dates without committing any delay.
In case if the allottee has obtained from any Bank/NBFC/Money lenders finance/loan on the said premises then it shall be the sole and absolute responsibility of the allottee herein to ensure that the disbursement of all the installments is done within the time frame mentioned in this agreement.
- 1(j) Tax Deducted at Source - The Allottee/s is aware that the Allottee/s has/have to deduct the applicable Tax Deduction at Source (TDS) at the time of making of actual payment or credit of such sum to the account of

the Promoter, whichever is earlier as per section 194IA in the Income Tax Act, 1961. Further, the Allottee/s shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act, 1961.

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

2.2 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the Flat to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the installment and other dues payable by him/her and meet the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1 (b) herein above. ("Payment Plan").

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 19737.94 square meters only and Promoter has planned to utilize the Floor Space Index of nil 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 the expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of nil as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Flat based on the proposed construction and sale of Flat/units to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

4.1 If the Promoter fails to abide by the schedule for completing the project and handing over the Flat to the Allottee, the Promoter 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 Promoter, interest as specified in the Rule, on all the delayed payments which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee (s) to the Promoter.

4.2 Without prejudice to the right of the promoter to charge interest in terms of sub-clause 4.1 above, on the Allottee committing default 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 the concerned local authority and other outgoings) and on the allottee committing three defaults of payment of installments, the Promoter shall at his own option, may terminate this Agreement: Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and mail at the e-mail address 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 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 the 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 **i.e. the Stamp duty, registration charges and all taxes** which may be payable to Promoter) within a period of thirty days of the termination, the installments of sale consideration of the flat which may till then have been paid by the Allottee to the Promoter.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with a particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the flat as are set out in Annexure 'E', annexed hereto.
6. The Promoter shall give possession of the flat to the Allottee on or before **the 31st day of May 2029**. If the Promoter fails or neglects to give possession of the flat 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 flat with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid. Provided that the Promoter shall be entitled to a reasonable extension of time for giving delivery of Flat on the aforesaid date, if the completion of the building in which the flat 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.

7.1 Procedure for taking possession –

The Promoter, 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 Flat, to the Allottee in terms of this Agreement to be taken within 3 (three months from the date of issue of such notice and the Promoter shall give possession of the Flat to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, or documentation on the part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project.

7.2 The Allottee shall take possession of the flat within 15 days of the written notice from the promotor to the Allottee intimating that the said Flat/units are ready for use and occupancy.

7.3 Failure of Allottee to take Possession of the Flat/unit:

Upon receiving a written intimation from the Promoter as per clause 8.1, the Allottee shall take possession of the Flat from the Promoter by executing necessary indemnities, undertakings, and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Flat to the allottee. In case the Allottee fails to take possession within the time provided in clause 8.1 such Allottee shall continue to be liable to pay maintenance charges as applicable.

7.4 If within a period of five years from the date of handing over the flat to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the flat or the building in which the flat are situated or

any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

8. The Allottee shall use the flat or any part thereof or permit the same to be used only for the purpose of *residence/office/shop/godown for carrying on any industry or business. (*strike of which is not applicable)". He shall use the garage or parking space only for purpose of keeping or parking vehicles.

9. The Allottee along with other allottee(s) of Flat/units in the Building No. 1 shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organisation of Allottee. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

Registration of conveyance-

~~9.1 The Promoter shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the Society or Limited Company all the right, title and interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the said structure of the building or wing in which the said Flat is situated.~~

~~9.2 The Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title, and, interest of the Vendor/Lessor/Original Owner/Promoter and/or the~~

~~owners in the project land on which the building with multiple wings or buildings are constructed.~~

9.1. The Allottee/s hereby acknowledge(s) and agree(s) that the Building No. 1 is a part of a layout development and as such the Developer would be conveying/ leasing/ sub-leasing etc only the built-up area of the Building No. 1 to the association formed of the individual building(s)/Tower(s) and the underlying land would be conveyed to the Common Organization(s) / Apex Body/ Apex Bodies formed of the association, which shall be in accordance within the timelines stipulated under the Relevant Laws. The Developer shall convey/ lease/ sub-lease its title in respect of the Common Sale Layout Land to the Common Organization(s) / Apex Body/ Apex Bodies within 3 (three) months from receipt of completion certificate of Common Sale Layout Land. The Allottee/s hereby agree(s) and confirm(s) that till conveyance of the buildings and underlying land to the Common Organization(s) / Apex Body/ Apex Bodies (as the case may be), the Allottee/s shall continue to pay all the outgoings as imposed by the concerned authorities and proportionate charges to the Developer from time to time.

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

deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

9.4. a. The Allottee/s agree(s) and undertake(s), to sign and execute all applications and other papers and documents, including but not limited to the bye-laws/memorandum and articles of Common Organization(s) / Apex Body/ Apex Bodies drafted/adopted by the Developer for the association, necessary for the formation and registration of the Common Organization(s) / Apex Body/ Apex Bodies within 10 (ten) days from intimation by the Developer. The Allottee/s agree(s) not to object to any changes/amendments made by the Developer in the draft/model bye-laws/memorandum and articles of Common Organization(s) / Apex Body/ Apex Bodies. The Allottee/ shall also be bound from time to time, to sign all papers, documents and deeds for safeguarding the interest of the Developer and the other Allottees of the apartment(s) / Flat/Unit(s) / premise(s) / unit(s) in the Building(s)/Tower(s). The Allottee/s shall be bound by the rules, regulations and bye- laws/memorandum and articles of Common Organization(s) / Apex Body/ Apex Bodies and the terms and conditions contained in the Indenture. No objection shall be raised by the Allottee/s, if any changes or modifications are made in the draft bye-law of the Common Organization(s) / Apex Body/ Apex Bodies by the Developer as the case may be or as may be required by the Registrar of Cooperative Societies or any other competent authority. The Allottee/s hereby authorize(s) the Developer to sign and execute all such forms applications, papers and documents on his/her/their/its behalf as may be required for this purpose.

b. The Developer may become a member of the Common Organization/ Apex Body/ Apex Bodies to the extent of all unsold and/or unallotted apartment(s)/flat(s)/premises/Apartments, areas and spaces in the Project.

c. All costs, charges and expenses including stamp duty, registration charges and expenses in connection with the preparation, stamping and execution of such deed of assignment/transfer shall be borne and paid by the association/all Allottees of the apartment(s) / Flat/Unit(s) / premise(s) / unit(s) in the building/s / Tower/s in the same proportion as the total area of the apartment(s) / Flat/Unit(s) / premise(s) / unit(s) bears to the total area of all the apartment(s) / Flat/Unit(s) / premise(s) / unit(s) in the said building/s.

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

- (i) Share money, an application entrance fee of the Society or Limited Company/Federation/ Apex body.
- (ii) Formation and registration of the Society or Limited Company/Federation/Apex body.
- (iii) Proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body.
- (iv) Deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body.
- (v) Deposit towards Water, Electric, and other utility and services connection charges &
- (vi) deposits of electrical receiving and substation provided in Layout.

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

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

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER-

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

- i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also

- has actual, physical, and legal possession of the project land for the implementation of the Project;
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out the development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
 - iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
 - iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
 - v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common area.
 - vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
 - vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said the Flat which will, in any manner, affect the rights of Allottee under this Agreement;
 - viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said the Flat 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 Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;
 - x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

- xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.
14. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the flat may come, hereby covenants with the Promoter as follows:-
- i. To maintain the flat at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the flat is taken and shall not do or suffer to be done anything in or to the building in which the flat 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 flat is situated and the flat itself or any part thereof without the consent of the local authorities, if required.
 - ii. Not to store in the flat 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 flat 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 flat is situated, including entrances of the building in which the flat is situated and in case any damage is caused to the building in which the flat is situated or the flat 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 own cost all internal repairs to the said Flat and maintain the flat in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the flat is situated or the flat 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 flat 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 flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the flat

is situated and shall keep the portion, sewers, drains and pipes in the flat and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the flat 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 flat without the prior written permission of the Promoter and/or the Society or the Limited Company. 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 and the Promoter shall not be responsible or liable for any structural defects or part thereof due to such acts of the allottee.

- 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 flat 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 Flat in the compound or any portion of the project land and the building in which the flat is situated.
- vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the flat 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 flat 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 flat until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.
- x. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Flat/units 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/Limited Company/Apex Body/Federation regarding the occupancy and use of the flat 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 Flat is situated is executed in favour of Society/Limited Society, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
- xii. Till a conveyance of the project land on which the building in which Flat is situated is executed in favour of Apex Body or Federation, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.
15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
- 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 Flat/units or of the said property and building or any part thereof. The Allottee shall have no claim save and except in respect of the flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited

Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

17. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

After the Promoter executes this Agreement he shall not mortgage or create a charge on the *[Flat/units] 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 the Flat.

18. BINDING EFFECT

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter 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 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 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 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 canceled 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.

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 flat/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 Flat, in case of a transfer, as the said obligations go along with the Flat 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 Flat to the total carpet area of all the [Flats/Plots] 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 addition 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 Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar, Kalyan. Hence this Agreement shall be deemed to have been executed at Kalyan.

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

27. That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee 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 _____
(Allottee's Address) _____
Notified Email ID: _____

Promoter name M/S. PRECIOUS GROUP LLP, a Limited Liability Partnership Firm

(Promoter Address) S. No. 119/7, 119/4/A, 119/4/B, Varap Kamba Road, Nr. HP Petrol Pump, opp. River 'O' Deck, Post Kamba, Varap, Taluka Kalyan, District Thane, 421301,

notified email id: preciousgroupllpgreenwoods@yahoo.com

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

28. JOINT ALLOTTEES

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to be considered 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 MAHARERA 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 Maharashtra courts will have the jurisdiction for this Agreement.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Kalyan in the presence of attesting witness, signing as such on the day first above written.

First Schedule herein below Referred to the Description of the freehold land and all other details

SCHEDULE – I

All pieces and parcel of land Survey No./Hissa No. 119/4/A, Area admeasuring about 2850.00 sq. meters, Survey No./Hissa No. 119/4/B Area admeasuring about 2840.00 sq. meters, Survey No./Hissa No. 119/7 Area admeasuring about 3140.00 sq. meters as per 7/12 extract, Area admeasuring about 8830.00 sq. mts., situated at Village Kamba, Taluka Kalyan, District Thane and within the limits of Kamba Grampanchayat, and in the office of Sub Registrar of Assurances Kalyan and bounded as follows:

On or towards East : Adj. S.No. 119/10, 119/3, 119/2.

On or towards West : Adj. NH N0. 222 Wide Road and S.No. 119/5,

On or towards South : Adj. S.No. 119/1, 119/5.

On or towards North : Adj. NH N0. 222 Wide Road and S.No. 119/3,
together with all easement rights and benefits thereto.

Housiey.com

Second Schedule herein below Referred to Here set out the nature, extent and description of common areas and facilities.

SECOND SCHEDULE ABOVE REFERRED TO

Here set out the nature, extent and description of common areas and facilities.

A.) Description of the 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 sq.mt.
i.	Lobby	31/05/2029	30/06/2029	23.925

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

Sr. No.	TYPE of facilities / amenities provided	Proposed Date of Occupancy Certificate	Proposed Date of handing over to the Society/ common organization	Size/area of the facilities / amenities Sq.mt.	FSI Utilized or free of FSI
i.	Lobby	31/05/2029	30/06/2029	23.925	FSI Utilized

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

Sr. No.	TYPE of facilities / amenities provided	Proposed Date of Occupancy Certificate	Proposed Date of handing over to the Society/ common organization	Size/area of the facilities / amenities	FSI Utilized or free of FSI
i.	Clubhouse	31/05/2030	30/06/2030	47.625	free of FSI

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.**

Sr. No.	TYPE of open spaces (RG/PG) to be provided	Phase name/ number	Size open spaces to be provided Sq.mts.	Proposed Date of availability for use	Proposed Date of handing over to the common organization
i.	R.G.	-	675.92	31/05/2030	30/06/2030

E.) **Details and specifications of the lifts:**

Sr. No.	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)
i.	passenger lift	2.00	Approx. 8 persons or 544 kg. in weight	1.00mtr. /sec.
ii.	passenger lift	2.00	Approx. 8 persons or 544 kg. in weight	1.00mtr. /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.

SIGNED & DELIVERED

by the within named

Promoter

M/S. PRECIOUS GROUP LLP

through Designated Partner

(1) _____

(2) _____

SIGNED & DELIVERED

by the within named

Allottee/s

WITNESS:

1. _____

2. _____

RECEIPT

Received of and From the within named ALLOTTEE(S)
_____, a sum of **Rs.**_____/ -
(Rupees _____ Only) being
the advance payment of Sale Price of FLAT being

FLAT NO. FLOOR VILLAGE SURVEY NO./ HISSA NO.

Kamba 119/4/A, 119/4/B, 119/7,

BUILDING : BUILDING NO. 1 IN "PRECIOUS GREENWOODS"
RERA CARPET AREA IN SQ.MTRS. :

THE BUILDING CONSISTS: GROUND FLOOR SHOP + 13 FLOORS
RESIDENTIAL PURPOSE

DETAILS OF PAYMENT

CHEQUE NO.	DATE	AMOUNT	BANK

WE SAY RECEIVED
RS._____

M/S. PRECIOUS GROUP LLP
through its Partner

PROMOTERS

WITNESSES:

1) _____

2) _____

SCHEDULE 'A'
DETAILS DESCRIPTION OF THE FLAT/UNITS

FLAT NO. FLOOR VILLAGE SURVEY NO./ HISSA NO.

_____ _____ **Kamba 119/4/A, 119/4/B, 119/7,**

BUILDING : BUILDING NO. 1 IN "PRECIOUS GREENWOODS"
RERA CARPET AREA IN SQ.MTRS. :

THE BUILDING CONSISTS: GROUND FLOOR SHOP + 13 FLOORS
RESIDENTIAL PURPOSE

SCHEDULE 'B'
FLOOR PLAN OF THE FLAT/UNITS

ANNEXURE – A
Title Report

ANNEXURE –B

(Authenticated copies of extract Village Forms VI or VII and XII or any other revenue record showing nature of the title of the 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 Flat agreed to be purchased by the Allottee as approved by the concerned local authority)

ANNEXURE – E

(Specification and amenities for the Flat),

ANNEXURE –F

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