

ALLOTMENT/BOOKING LETTER

Mr./Mrs. _____

Sub : Allotment of Flat No. _____, Floor _____, in Building known as **Krishna Villa**, having Address - Near Annapurna Mata Mandir, Ganesh Nagar, Murtizapur - 444107, Dist. AKOLA - (Maharashtra)

I appreciate your decision and further pleased to inform you that as per your request, Flat No. _____, on _____ Floor, in the under construction residential Building / Ongoing Project, to be known as **Krishna Villa**, having site at Near Annapurna Mata Mandir, Ganesh Nagar, Murtizapur, has been allotted in your name/s for total sale consideration of Rs. _____/- (Rs. _____ only). This allotment letter shall be valid and binding strictly subject to terms and condition of registered Agreement to sale. If the Agreement to Sale is not get registered within the agreed stipulated period of _____ days/months, by making the initial payment, then this allotment letter shall stand cancelled in all respect.

Thanking You,

Yours faithfully,

Vijaykumar Nathmal Bharuka

AGREEMENT FOR SALE OF APARTMENT

Situated at

"Krishna Villa"

Mouje - Sonori, Table No. 3.114/12,

Resi Bld. @ Rs. 17,850/- per sq. mtr.

Stamp Duty is paid as per Government Rules and regulations

(RERA Reg. No. , Dt. . 2020)

(Stamp Duty Rs. /-)

{D.O.D. regd. on 27.10.2020 at Sr. No. 1826 with S.R.O. Murtijapur}

Agreement for Sale Valued at Rs. /-

Total Sale consideration valued at Rs. /-

(Rs. only)

THIS AGREEMENT FOR SALE is made and executed on this Day of
November, 2020 between –

Shri Vijaykumar Nathmal Bharuka (PAN -), aged 68 years,
occu. - business, resident of Murtizapur, Dist. Akola - 444107, hereinafter
referred to as the "**VENDOR**" or "**PROMOTER**" (which expression unless
repugnant to the context, shall always mean and include his legal heirs,
successors and assigns) being the party of *FIRST PART*;

AND

Shri _____ (PAN :),
aged about ____ years, occupation - _____, resident of
_____ - 44____, hereinafter
referred to as the "**PURCHASER**" or "**ALLOTTEE**" (which expression unless
repugnant to the context, shall always mean and include his legal heirs,
successors and assigns) being the party of *SECOND PART*;

WHEREAS the Vendor / Promoter Vijaykumar Nathmal Bharuka, r/o.
Murtizapur, owns Nazul Plot No. 53/3/34, 53/3/35, and 53/3/36, total
admeasuring 5810.40 sq. ft. (540 sq. mtrs.), out of Nazul Sheet No. 12 of
Mouje - Sonori, more particularly described in Schedule "A" hereto, having
purchased the same vide Sale Deed dated 13.05.2019, regd. at Sr. No.
1272, with the office of the Sub Registrar, Murtizapur, Dist. Akola from (a)
Prabhawati Dnyaneshwar Dhere, r/o. Murtizapur & (b) Jayshri Rajendra

Tathe, r/o. Karanja, as such the vendor became the sole & absolute owner of said land / plot, and,

WHEREAS after purchasing the said land described in Schedule - A hereto, the vendor / Promoter has commence the construction of the building on the said plot - known as "KRISHNA VILLA" in pursuance of the map sanctioned by Municipal Council, Murtizapur, Dist. Akola, vide building permit No. 38379, dated 29.11.2019, consisting of several residential Apartments; authenticated copy is attached and marked as "Annexure D", and,

WHEREAS the postal address of the said Building is "KRISHNA VILLA", Near Annapurna Mata Mandir, Ganesh Nagar, Murtizapur - 444107, Dist. AKOLA - (Maharashtra) and the Vendor / Promoter has submitted the said plot and building constructed thereon to the provisions of the Maharashtra Apartment Ownership Act, 1970 under section 2 of the said Act by duly executing and registering the declaration as provided by sec. 11 of the said Act, registered on 27.10.2020, regd. at Serial No. 1826, with the office of Sub Registrar, Murtijapur, and

WHEREAS, the Vendor / Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of entire building; and

WHEREAS, the Vendor / Promoter has registered the said project under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority on __. .2020, bearing registration no. _____; authenticated copy is attached and marked as "Annexure F", and,

WHEREAS the Vendor / Promoter abovenamed have given inspection to the purchaser of the original documents of title deeds, deed of declaration, the plans, Map sanctioned by Municipal Council, Murtizapur, Dist. Akola, etc. and upon verification of the same, the Purchaser is fully satisfied about the title of the Vendor over the said land and rights of constructed building including the apartment, and,

WHEREAS upon such satisfaction in all respects, the purchaser / allottee initially offered to purchase and the vendor / promoter accept the said offer and thus the allottee agreed to purchase and the Vendor / Promoter

(3)

have agreed to sell to the purchaser / allottee an apartment described in Schedule "B", to be constructed on the land described in Schedule "A" herewith, to the purchaser / allottee on the terms and conditions mentioned hereinafter;

NOW THEREFORE THIS AGREEMENT FOR SALE WITNESSETH AS UNDER :

1) The purchaser / allottee hereby agree to purchase from the Promoter and the Promoter hereby agrees to sell to the purchaser / allottee, an Apartment/Flat No. ____ of having carpet area admeasuring ____ Sq. Metres on _____ Floor in the Project / Building known as styled as "KRISHNA VILLA" (hereinafter referred to as "the Apartment/Flat"), for the total sale consideration of Rs._____-/- (Rupees _____ Only), excluding the charges of Stamp Duty, Registration Fees, GST and any Government, Semi Government taxes which the Allottee/s have to pay separately. The said consideration is fixed according to fair market price, and calculated as per carpet area which is the net usable floor area of said Apartment/Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

That the Allottee/s paid the earnest amount of Rs. _____/- (Rs. _____) to the promoter as under :-

Amount (Rs.)	Particulars
Rs. _____/-	Paid by Cheque No. _____, dated _____ .2020, drawn on Bank, Branch _____
Rs. _____/-	Paid by Cheque No. _____, dated _____ .2020, drawn on Bank, Branch _____
Rs. _____/-	(Rs. _____ only)

The "Promoter" subject to realization of above said instruments hereby acknowledges the receipt of the same. The remaining amount of consideration of Rs. _____/- (Rs. _____) will be paid by the Allottee/s to the "Promoter" as per as given below (As Decided scheduled by both parties).

The Allottee/s agrees and understands that timely payment towards purchase of the said Apartment/Flat as per payment plan/schedule hereto is the essence of the agreement. The Allottee/s remaining payment scheduled as agreed by Allottee/s and Promoter as follows:

- a) Amount of Rs. _____/- Already received as mentioned.
- b) Amount of Rs. _____/- Within ___ days from the date of this Agreement (not exceeding 85% of the total consideration)
- c) Amount of Rs. _____/- (not exceeding 95% of the total consideration) to be paid to the promoter on completion of the electrical fitting, electro mechanical and environment requirements, and all other requirements as may be prescribed in the agreement to sale of the building in which the said Apartment/Flat is located.
- d) Balance Amount of Rs. _____/- against and at the time of handing over of the possession of the Apartment/Flat to the Allottee/s on or after receipt of occupancy certificate or completion certificate.

Total Agreement cost is excluding of GST (as applicable), Stamp Duty & Infrastructure Development Charges. Apart from this amount, Allottee/s will have to pay separately GST and any Government, Semi Government taxes or any other charges or cess in another name if imposed on this transaction on the sale of Apartment/Flat to Allottee/s.

2) That the time for payment of remaining amount of consideration is treated as essential terms of this contract. Because it is well understood that because of non-payment of remaining amount of consideration on the stated time, the construction of the total building is likely to hamper. If the Allottee/s fails to pay the stipulated amount on the stipulated date, he will have to pay the interest Basic rate 18% per annum for every delayed payment. Even by paying the interest the maximum delay of three months will be condoned and thereafter the right of Allottee/s to purchase the said Apartment/Flat will automatically stand canceled without any further notice for the same and the Promoter will be at liberty to sell the said Apartment/Flat to anybody. The Allottee/s will be entitled only for the

(5)

refund of 75% amount paid by him up to that date to the Promoter (excluding GST and other taxes).

3) That the Owners / Promoter hereby undertake that the Apartment / Flat under sale is free from all types of encumbrances.

4) The Promoter Party shall give possession of the said Apartment/Flat to the purchaser / allottee on or before __.__. by completing the construction of the said Apartment/Flat however subject to grant of necessary electric connections or supply and also subject to the Government restrictions, strike or any notice, order, rule, notification of the Government and / or other public or competent authority or any cause beyond the control of the Promoter Party any other reasonable cause and the purchaser / allottee agree to ignore reasonable delay in getting possession due to any of the above mentioned reasons and / or for any reason beyond the control of the Promoter Party. If the Promoter Party fails or neglects to give possession of the said Apartment/Flat to the Purchaser / allottee on account of reasons beyond his control and of his agents by the aforesaid date, then the Promoter Party shall be liable on demand to refund to the Purchaser / allottee the amounts already received by it in respect of the said Apartment/Flat with interest at the same rate as may mentioned in the clause 2) herein above or Promoter and Allottee/s will decide the monthly rent till possession, for this Promoter will issue 30 days prior notice to Allottee/s about the same, if Allottee/s wants interest on remaining work pending amount then Allottee/s should reply within 30 days notice period or otherwise maximum rent Rs. 5,000/- (Rupees Five Thousand Only) Per Month (As decided at the time of agreement) per month will be adjusted in balance amount.

That, the construction of the building shall be in accordance with the approved plan of Town Planning Authority, however, the Promoter shall be entitled to make any modification in the said plan as deemed necessary, for just and proper construction of the Apartment/Flat. However if there is any change in respect of the said Apartment/Flat under sale, the Promoter shall have to obtain the written consent from the Allottee/s. Similarly, if the Promoter cause any deviation from the approved plan, the Promoter will be liable for any action or penalty that may be imposed or taken by the Town Planning Authority.

5) That the construction of the building shall be in standard quality material. However, the specifications of the material to be used for construction of the building and particularly the said Apartment/Flat under sale and amenities to be provided for the same are given in Schedule-C annexed hereinafter. But, if the Allottee/s desires to have any change, in the said specification the owner will do the same provided that, the Allottee/s will have to pay the separate extra charges for the same.

6) The Allottee/s is aware that due to the skirting and variation in plaster, the carpet area varies. The variation may be approximately 3%. The Allottee/s consents for the same and is aware that the consideration being lump sum will not change.

7) That the said Apartment/Flat under sale will be governed by the provisions of Maharashtra Apartment Ownership Act and all the terms and conditions mentioned in the deed of declaration referred above will be binding upon Allottee/s.

8) That the Allottee/s will be bound to become member of the association and he will have to pay the membership fees, after receiving completion certificate from component authority Allottee/s should take possession within 3 months time period, if Allottee/s fails to take possession it will be considered as deemed possession & he will have to pay common maintenance charges as decided by association of members/society.

9) That on completion of the building the Allottee/s shall be given intimation by the Promoter and within a month from the said intimation the Allottee/s will have to pay all the dues towards the price of the said Apartment/Flat and get the conveyance/sale deed executed in his favour or his nominee at his own cost and take the possession of the said Apartment/Flat.

10) That till the date of delivery of possession or execution of sale deed or completion of the construction of the Apartment/Flat under sale, whichever occurs earlier, the Promoter will pay all the taxes and charges of the State Government and that of local authority and from the said date all such charges will be paid by the Apartment/Flat Allottee/s.

11) That the Allottee/s also be liable to pay all the expenses required for the execution and registration of the conveyance deed in his favour and also share money deposits in respect of the Association.

12) DEFECT LIABILITY

- (a) *Five years from the date of handing over the possession of Apartment/Flat to the Allottee/s or date of Occupancy Certificate which is earlier, the Allottee/s brings to the notice of the Promoter any structural defect in the Apartment/Flat or the building in which the Apartment/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/s shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.*
- (b) *Provided however, that the Allottee/s shall not carry out any alterations of the whatsoever nature in the said Apartment / Flat and in specific the structure of the said unit of building which shall include but not limit to columns, beams etc. or in the fittings therein, in particular it is hereby agreed that the Allottee/s shall not make any alterations in any of the fittings, pipes, water supply connections or any erection or alteration in the bathroom, toilet and kitchen, which may result in seepage of the water. If any of such works are carried out without the written consent of the Promoter, the defect liability automatically shall become void. The word defect here means only the manufacturing and workmanship defect/s caused on account of willful neglect on the part of the Promoter, and shall not mean defect/s caused by normal wear and tear and by negligent use of Apartment/Flat by the Occupants, vagaries of nature etc.*
- (c) *That it shall be the responsibility of the Allottee/s to maintain his unit in a proper manner and take all due care needed including but not limiting to the joints in the tiles in his Apartment/Flat are regularly filled with white cement / epoxy to prevent water seepage.*
- (d) *Further where the manufacturer warranty as shown by the Promoter to the Allottee/s ends before the defects liability period and such warranties are covered under the maintenance of the said unit/building, and if the annual maintenance contracts are not done/renewed by the Allottee/s the Promoter shall not be responsible for any defects occurring due to the same.*

- (e) *That the project as a whole has been conceived, designed and constructed based on the commitments and warranties given by the vendors/ manufacturers that all equipment's, fixtures and fittings shall be maintained and covered by maintenance/ warranty contracts so as it to be sustainable and in proper working condition to continue warranty in both the Apartment / Flat and the common project amenities wherever applicable.*
- (f) *That the Allottee/s has been made aware and that the Allottee/s expressly agrees that the regular wear and tear of the unit/ building includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature of more than 20°C and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect.*
- (g) *It is expressly agreed that before any liability of defect is claimed by or on behalf of the Allottee/s, it shall be necessary to appoint an expert who shall be a nominated surveyor who shall survey and assess the same and shall then submit a report to state the defects in materials used, in the structure built of the unit and in the workmanship executed keeping in mind the aforesaid agreed clauses of this agreement.*
- (h) *That, the Allottee/s after obtaining the possession of the said Apartment/Flat shall not cause any such act thereby causing any damage to the RCC structures, flooring, common walls or other items and thereby cause any damage to the building as a whole.*
- (i) *The allottee shall not store any inflammable or combustibles or such articles or sell and store any types of Alcohol, Beer, intoxicated drinks, combustible goods or such other objectionable articles nor run any business, prohibited by law.*
- (j) *The allottee shall maintain the said Apartment/Flat in good and stable condition so as not to effect construction on the said Apartment/Flat and in the case if the allottee fails to maintain the said Apartment/Flat in good condition and if there is a danger to the construction of the above said Apartment/Flat and in that event the Vendor / Promoter shall be entitled to get repaired the said Apartment/Flat at the cost of the allottee.*
- (k) *The three/two walls of the said Apartment/Flat shall always remain as a party wall.*
- (l) *The allottee or the person claiming through him shall not be entitled to break or make hole or change the structure on any of the walls.*

(m) That the allottee shall use the common areas and facilities provided for the said Apartment/Flat only in accordance with the purpose for which they are intended, without hindrance or endorsement upon the lawful rights of the other Apartment/Flat owners as mentioned in Deed of Declaration.

13) That all intimation required under the agreement as deemed necessary shall be sent by registered post to the Allottee/s on the address given above and the said posting shall be deemed to be sufficient service.

14) That, Promoter is entitled to carry on further construction on terrace of building by consuming remaining FSI of the property described in Schedule-A or purchase TDR or in case FSI of property is increased, and the allottee or person claiming through him shall have no objection for raising such further construction on terrace of the building.

15) That as per the terms and conditions mentioned in deed of declaration in case FSI of the property described in Schedule-A is increased or by purchasing the TDR the Promoter can raise further construction and if such further construction is allowed the percentage of undivided share in the common areas and facilities will be decreased proportionately and with this understanding Allottee/s agreed to purchase the unit under sale.

16) If any marginal open space adjacent to the said Apartment/Flat, at ground floor or adjacent terrace or terrace above any other Apartment/Flat, has/have allotted by the Promoter to the Allottee/s of any other Apartment/Flat in the building, such respective buyer and occupier of such other Apartment/Flat holder shall use the same being open space or terrace etc., and not entitled to erect any type of permanent or temporary structure thereon or cover any part of the terrace, to use any part of the terrace or parapet wall as the part of the flower bed; and if any such buyer or occupier of other Apartment/Flat holders in the building commit breach of this condition, the Promoter herein shall be entitled to remove such structure/s of any kind at the cost and risk of such respective other Apartment/Flat buyers and recover the cost of removal and damages caused to the building from such buyer. In light of this condition, the Allottee/s herein undertakes to abide above said condition and undertakes not to erect any type of structure in any premises being allotted as a exclusive right to use.

17) That if the Allottee/s desire to obtain the possession and conveyance deed of the Apartment/Flat under sale, prior to obtaining the occupancy certificate, same will be delivered to Allottee/s and conveyance deed may be executed in his favour or his nominee with the clear understanding that the Allottee/s may not get the facilities of local authority till obtaining of occupancy certificate.

18) All the rules and regulation framed in the Real Estate (Regulation & Development) Act, 2016 or any other Act for time being in force shall be applicable to both the parties of this agreement.

19) PROVIDED ALWAYS and it is hereby agreed that wherever such an interpretation would be requisite to give fullest possible scope and effect to any contract or covenants herein contained, the expression 'the Vendor / Promoter' and 'the Purchaser / Allottee' hereinbefore used, shall include their respective heirs, legal representatives, successors and assigns and it shall bind them.

SCHEDULE "A"

Description of Said Plot

"Situated at **Mouje - Sonori**, Tq. Murtizapur, Dist. Akola, within the jurisdiction of Sub Registrar, Murtizapur, Dist. Akola, within limits of Gram Panchayat, Sonori, bearing **Field Survey No. 22**, of which layout conversion is passed by Hon'ble Collector, Akola in Rev. Case No. NAP-34/Sonori-19/1992-93, dated 19.03.1994, from out of this **Nazul Sheet No. 12**, out of this

- i) **Nazul Plot No. 53/3/34**, admeasuring 180 sq.mtrs.
- ii) **Nazul Plot No. 53/3/35**, admeasuring 180 sq.mtrs.
- iii) **Nazul Plot No. 53/3/36**, admeasuring 180 sq.mtrs.

All the plots adjoining to each other, and amalgamated vide order passed by Chief Officer, Municipal Council, Murtizapur, vide Order No. नपमु/मुअ/बा.वि./ 1998/19, dated 28.06.2019, forming one piece of land, thus total **admeasuring 5810.40 sq. ft. (540 sq. mtrs.)** of land, which is commonly bounded as under :-

Towards East : 9 mtr. wide Layout Road,
Towards West : Layout Plot No. 24,
Towards North : Layout Plot No. 35, and
Towards South : 12 mtr. wide Layout Road..."

which is hereinbefore referred to as the "said plot/land".

SCHEDULE "B"

Description of the Apartment / Flat

"The residential apartment bearing Family Unit / **Flat No.** _____ (_____), having **Carpet area** _____ **Sq. Mtr.** (As per RERA Act) & **Builtup area** _____ **Sq. Mtr.** on _____ floor, from out of the under construction project / building known as "KRISHNA VILLA" standing on the land / plot described in the Schedule "A" hereinabove, alongwith _____% undivided share in common area and facilities, which is bounded towards East - by _____, towards West - by _____, towards North - by _____, and towards South - by _____."

SCHEDULE-C

Specifications of Constructions for Apartment

COMMON FACILITIES :

- a) RCC Frame work structure of the buildings with external 6" Red bricks & internal 6" Fly Ash bricks incl. internally wall finishing with Birla Putty & externally sand face plaster.

(SPECIFICATION FOR THE SAID ACCOMMODATION)

TOILETS :

- a) Ceramic tile dado up to 7 ft. height. for bathroom & 4' height for W/C. (Cost of tiles upto Rs. 22/- to Rs. 25/- Per sq. ft.)
- b) R.C.C. Door frame with flush door. (Specification of RCC Door Frame) cost upto Rs. 2000/- to Rs. 2200/-
- c) Wash Basin
- d) Pastel colors/white sanitary ware
- e) Standard quality C.P. fitting.
- f) Single lever hot & cold mixer with overhead shower (cost upto Rs. 1500/-)
- g) Concealed plumbing.

KITCHEN :

- a) Kitchen platform with green or black marble.
- b) Stainless steel kitchen single bowl sink.(Cost upto Rs. 800/- to Rs. 950/-)
- c) Ceramic tile dado up to lintel level above kitchen platform. (Cost of tile upto Rs. 20/- to Rs. 25/- per sq. ft.)

UTILITY AREA :

- a) Washing arrangement with water line and drain.
- b) Ceramic tile dado up to 3 ft. height (cost upto Rs. 20/- to Rs. 25/- per sq. ft.)

FLOORING :

- a) 2' x 2' ceramic tiles flooring (cost upto Rs. 25/- to Rs. 28/- per sq. ft.)
- b) Decorative 1' x 1' ceramic tiles for terraces (cost upto Rs. 20/- per sq. ft.)

ELECTRICAL :

- a) Concealed high quality copper wiring with 1.00 sq. mm. & 1.5 & 2.5 sq. mm. wire of ISI mark material.
- b) Ample light points with ISI mark modular switches. i.e. 3.5 point in each room.
- c) T.V. point in living.
- d) Power point in kitchen & toilet.

DOORS & WINDOWS :

- a) Main door : Frame Teakwood with laminated flush door & S.S. fixture & fitting (Cost upto Rs. 4100/- each)
- b) All other doors with R.C.C. frame & commercial flush door & S.S. fitting & fixture (Cost upto Rs. 2000/- each)
- c) Two track Aluminium window with M.S. Grill. (Cost upto Rs. 130/- to Rs. 150/- per sq. ft.)

INTERNAL & EXTERNAL PAINT :

- a) White wash painting to walls internally.
- b) External wall painted with cement paint. (Standard Brand)

(LIST OF COMMON AMENITIES FOR THE SAID PROJECT & SHARED COMMON AMENITIES)

- a) Branded Lift/Elevator with lift room, lift well and elevator equipments for apartment building. (Cost of lift upto Rs. 6,00,000/- to Rs. 6,50,000/-)
- b) Light points outside the building and the staircase/s as well as those in the common parking space.
- c) Drainage and water line work.
- d) Water tank for the project along with water pump.
- e) Rainwater harvesting system.
- f) Seismic-resistant design.
- g) Internal main door streetlight, water supply lines, sewerage work & septic tank.

NOTE :

- a) The aforesaid specifications are general and subject to change as per availability of the material.

- b) Any additional specification or work will be charged extra. No rebate will be given for cancellation or omission of any item which is agreed as aforesaid.

Drafted By :- V. G. Lakhota, Advocate

Typed By :- Pankaj T. Agrawal

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SIGNED AND EXECUTED THIS AGREEMENT FOR SALE OF APARTMENT ON THE DATE, MONTH & YEAR MENTIONED FIRST.

Purchaser / Allottee :-

ID Proof / Number :- Aadhar Card -

Passport Photo	Thumb	Signature

Vendor / Promoter :- Vijaykumar Nathmal Bharuka

ID Proof/Number :- Aadhar Card - 9260 3505 5495

Passport Photo	Thumb	Signature

Witness No. 1

ID Proof/No.

Signature

Witness No. 2

ID Proof/No.

Signature

LIST OF ANNEXURES

- **ANNEXURE - A** = Copy of the Certificate of the title issued by the advocate.
- **ANNEXURE - B** = Copies of Gaon Namuna 7/12 (Extract) showing nature of the title of the Promoter to the said land.
- **ANNEXURE - C** = Copy of Building Permission/ Commencement Certificate.
- **ANNEXURE - D** = Copy of the plans approved by the concerned local/planning authority.
- **ANNEXURE - E** = Copy of floor plan of the said building.
- **ANNEXURE - F** = Authenticated copy of the Registration Certificate of project granted by the Real Estate Regulatory Authority.

DECLARATION

The Allottee/s declare/s that he have read the agreement/got translated the same and fully understood the contents of the agreement and there after same have been executed by all parties.

(ALLOTTEE/S)

SALE DEED OF
READY POSSESSION APARTMENT

Situated at

"Krishna Villa"

Mouje - Sonori, Table No. 3.114/12,

Resi Bld. @ Rs. 17,850/- per sq. mtr.

{D.O.D. regd. on 27.10.2020 at Sr. No. 1826, with S.R.O. Murtijapur}

(RERA Reg. No. _____, Dt. _____.2020)

Stamp duty paid Rs. _____/-

Sale Deed valued at Rs. _____/-

(Rs. _____-_____ only)

THIS DEED OF SALE OF APARTMENT is made and executed on the ____th Day of _____, 202__, between :-

Shri Vijaykumar Nathmal Bharuka (PAN - _____), aged 68 years, occu. - business, resident of Murtizapur, Dist. Akola - 444107, hereinafter referred to as the "VENDOR" or "PROMOTER" (which expression unless repugnant to the context, shall always mean and include his legal heirs, successors and assigns) being the party of *FIRST PART*;

AND

Shri _____ (PAN : _____), aged about ____ years, occupation - _____, resident of _____ - 44____, hereinafter referred to as the "PURCHASER" or "ALLOTTEE" (which expression unless repugnant to the context, shall always mean and include his legal heirs, successors and assigns) being the party of *SECOND PART*;

WHEREAS the Vendor / Promoter Vijaykumar Nathmal Bharuka, r/o. Murtizapur, owns Nazul Plot No. 53/3/34, 53/3/35, and 53/3/36, total admeasuring 5810.40 sq. ft. (540 sq. mtrs.), out of Nazul Sheet No. 12 of Mouje - Sonori, more particularly described in Schedule "A" hereto, having purchased the same vide Sale Deed dated 13.05.2019, regd. at Sr. No. 1272, with the office of the Sub Registrar, Murtizapur, Dist. Akola from (a) Prabhawati Dnyaneshwar Dhere, r/o. Murtizapur & (b) Jayshri Rajendra Tathe, r/o. Karanja, as such the vendor became the sole & absolute owner of said land / plot, and,

(2)

WHEREAS after purchasing the said land described in Schedule - A hereto, the vendor / Promoter has completed the construction of the building on the said plot - known as "**KRISHNA VILLA**" in pursuance of the map sanctioned by Municipal Council, Murtizapur, Dist. Akola, vide building permit No. 38379, dated 29.11.2019, consisting of several residential Apartments, and,

WHEREAS the postal Address of the said Building is "**KRISHNA VILLA**", Near Annapurna Mata Mandir, Ganesh Nagar, Murtizapur - 444107, Dist. AKOLA - (Maharashtra) and the Vendor / Promoter has submitted the said plot and building constructed thereon to the provisions of the Maharashtra Apartment Ownership Act, 1970 under section 2 of the said act by duly executing and registering the declaration as provided by sec. 11 of the said Act, registered on 27.10.2020 registered at Sr. No. 1826 with S.R.O. Murtijapur, and

WHEREAS, the Vendor / Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings; and

WHEREAS, the Vendor / Promoter has registered the said project under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority at Mumbai on _____.2020, bearing registration no. _____; and,

WHEREAS the Vendor / Promoter abovenamed have given inspection to the purchaser / allottee of the original documents of title deeds, deed of declaration, plans etc. and upon verification of the same, the purchaser / allottee is fully satisfied about the title of the Vendor / Promoter over the said land & rights to construct the said building including the apartment No. _____, and,

WHEREAS upon such satisfaction, the purchaser / allottee have agreed to purchase the said apartment No. _____ described in Schedule B, situated in the building "KRISHNA VILLA" constructed on the land described in Schedule A, for a total consideration of Rs. _____.____/- (Rs. _____ only), and,

WHEREAS the Vendor/promoter has already completed the construction of the said apartment hereby purchased by the purchaser and the purchaser has personally inspected the said apartment (more particularly described

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in Schedule B), agreed to be purchased by him and upon such personal inspection and verification the purchaser is absolutely satisfied with the quality of construction, workmanship, area, measurement and also of the fact that there is no leakage or breakage or seepage of any kind whatsoever in said apartment and upon such satisfaction and considering the fact that the completion and occupancy certificate yet to be receive from the competent authority, the purchaser/allottee has requested the vendor/promoter to execute the conveyance deed in his favour in respect of the said apartment, and in view of such satisfaction by the purchaser about the quality of construction, the workmanship, the area etc. and upon request of the purchaser, the vendor/promoter have executed this Conveyance/Sale Deed in favour of the purchaser/allottee.

**NOW THEREFORE THIS DEED OF SALE OF APARTMENT
WITNESSETH AS UNDER :-**

1. In consideration of the total amount of Rs. ____./- (Rs. ____-____ only) which is fixed according to fair market price and calculated as per the carpet area of said flat No. , and same is paid by the purchaser / allottee to the Vendor / Promoter, in the following manner-

Amount (Rs.)	Particulars
Rs. ____./-	Paid by Cheque No. _____, dated _____.2020, drawn on Bank, Branch _____
Rs. ____./-	Paid by Cheque No. _____, dated _____.2020, drawn on Bank, Branch _____
Rs. ____./-	(Rs. ____-____ only)

The Vendor / Promoter hereby acknowledge the receipt of the said amount. The Vendor / Promoter as an owner hereby transfer, conveys, sell, grant and assigns unto the purchaser / allottee by way of sell the said Apartment, described in Schedule "B" from out of the said building known as "KRISHNA VILLA" together with all common areas and facilities as described and listed in the said deed of Declaration, to HOLD the same as the owner thereof which is hereinafter referred to as "*said property*".

2. The purchaser / allottee become the owner of the said property and shall have the joint ownership over all the common rights, common areas and facilities, with further right to transfer the same along with said apartment to any person subject to the terms, conditions, rights and

liabilities mentioned in Deed of Declaration and Byelaws.

3. The Vendor / Promoter have delivered vacant possession of the said property to the purchaser / allottee and the purchaser / allottee has taken the possession thereof on the date of execution of this Deed of Sale of Apartment.

4. The Vendor / Promoter has conveyed, sold and transferred to the purchaser / allottee, the said property including all the common rights and facilities throughout the said building to HOLD the same forever as the sole and absolute owner thereof. However the right, title and interest of the purchaser / allottee in the general common areas and facilities will be in proportion of his share in the property and the purchaser / allottee shall be under obligation to pay the regular expenses to be incurred for maintenance of the said common areas and facilities as per the decision of the Association of the Owner of the Apartment in the said building and further more, the undivided interest in the general areas and facilities shall not be separated from the family unit to which it appurtenant and have been conveyed unencumbered and undivided. That all the rights mentioned in the Declaration Deed are hereby conveyed to the purchaser / allottee, similarly all responsibility and liabilities are also binding on the purchaser / allottee, which shall be treated as part and parcel of this Apartment Deed.

5. That the purchaser / allottee hereby covenants with the Vendor / Promoter as follows :

- i) *That the purchaser / allottee, before taking the conveyance deed have thoroughly inspected the apartment hereby sold to him as well as the building wherein the apartment is situated. The purchaser / allottee do hereby declare the apartment as well as the building has been constructed by the Vendor / Promoter as agreed between the Vendor / Promoter and the purchaser / allottee, and the purchaser / allottee is fully satisfied about the quality of construction, workmanship, area etc. and the purchaser / allottee further declare that there is no leakage, seepage or breakage or anything affixed in the apartment.*
- ii) *That the purchaser / allottee shall maintain the apartment in tenantable condition and shall not do or suffered to be done anything in or to the building in which the apartment is situated or the staircase or the passages which may be against rules and regulations and the bye-laws of concerned local authorities. Similarly the purchaser / allottee shall not be*

entitled to carry any construction, furniture, repairs or cover any balcony including the work which changes the elevation of the building.

- iii) That the purchaser / allottee shall not store in the apartment any goods which are 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 and in any case any damage is caused to the building or any part thereof due to negligence or the default of the purchaser / allottee in this behalf, the purchaser / allottee shall be liable for consequences of the breach including any damage to the building.*
- iv) That the purchaser / allottee shall not demolish or caused to be demolished the apartment or any part thereof and shall not in any manner caused damage to the columns, beams, walls, slabs, or R.C.C. paradi, plaster or any other structural changes in the apartment.*
- v) That the purchaser / allottee shall keep the portion sewerage drains, pipes in the apartments and appurtenant thereto in good and tenantable and repaired condition.*
- vi) That the purchaser / allottee shall not throw any dirt, rubbish, rags, garbage, or any other waste or permit the same to be thrown from the said apartment in the compound or any portion of the building or common areas.*
- vii) That the purchaser / allottee shall not do or permit to be done any act or things which may render void or voidable the insurance of said building, if any.*
- viii) That the purchaser / allottee shall regularly contribute his share of common expenses required for due maintenance of the common areas and facilities of the building in accordance with his share in the common areas, which is condition precedent for using of the common area and facilities.*

6. That the apartment hereby sold is a newly constructed structure and not assessed to municipal taxes. On the basis of the Deed of Apartment, the Purchaser / allottee shall get the said apartment mutated in his name in the record of Municipal Corporation and shall get the same assessed to Municipal Taxes. The municipal taxes in relation to the said apartment shall therefore be payable by the purchaser / allottee since beginning.

7. That the purchaser / allottee shall have no right into or upon any balance or increase in the F.S.I. in relation to the land described in Schedule - A and B hereto. In the event any additional F.S.I. is made

available in relation to the said land then the Vendor / Promoter shall be entitled to make such additional construction so as to consume such additional F.S.I. and the purchaser / allottee or the person claiming through him shall not obstruct or object for such construction.

8. That the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereto and if any mis-statement, error, or omission in the description of the property shall be discovered, the same shall not effect the validity of this Deed of Apartment nor shall any compensation be allowed in respect thereof but all the same, such mis-statement, error or omission will always be subject to correction by the parties hereto.

9. That the Deed of Apartment shall always be read alongwith the Deed of Declaration dated 27.10.2020 referred above as well as the provisions of Maharashtra Apartments Ownership Act, 1970.

10. That the purchaser / allottee shall be entitled to get his name mutated in the record of right and in the record of Municipal Council, Murtizapur and in all other Government records as the owner of the said property for which the Vendor / Promoter shall have no objection whatsoever.

11. The said property hereby conveyed is free from all the encumbrances, lien, charges, mortgage and no other person excepting the Vendor / Promoter have any right, title or interest in the said property and the interest hereby transferred subsists and the Vendor / Promoter have every power to sell the same.

12. That the electric connection meter may be taken by the Purchaser / allottee at his own cost and all the charges required for installation of electric line and expenses shall be borne by purchaser / allottee. Similarly the purchaser / allottee shall also separately pay his share of the service line connection charges and D.P. charges to the Vendor / Promoter.

13. That all the expenses on account of stamp duty, registration fees, GST and other charges or taxes etc. levied by the Government, for time being in force, in respect of the said property and this deed, have been agreed to be borne exclusively by the Purchaser / allottee.

14. That the terrace over the said apartment shall always be owned by the Vendor / Promoter who shall always remain the sole and absolute owner thereof with the right to make further constructions thereon and

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the Vendor / Promoter and any person claiming through her, who may occupy the apartment, may be constructed on the terrace over the "KRISHNA VILLA" shall have right to use all the common areas and facilities along with the other apartment owners. That the Vendor / Promoter shall be entitled to make any further construction on the terrace above the top floor after due permission from the Municipal Corporation and the terrace over the top floor shall be exclusively owned by the Vendor / Promoter.

15. That, in case the building or the said apartment collapses by any act of God or any reason whatsoever, then the Vendor / Promoter shall have the right to reconstruct the said apartment at the cost of the purchaser / allottee subject to all local laws for the time being in force and the Vendor / Promoter shall have the right to make other construction upto sky.

16. By this deed, the Vendor / Promoter has sold and the purchaser / allottee have purchased is only the said flat / apartment, mentioned in Schedule 'B' hereto, and nothing beyond it. Similarly, all the terms, conditions and liabilities mentioned in this deed shall be binding on subsequent purchaser / allottee.

17. It is specifically made understood to the Allottee/s, that although the said flat / apartment is completed in all respect and is in ready to occupy condition, however the occupancy certificate of the same is yet not issued by the concern competent authority, due to which the Allottee/s may not get the facilities of local authority till obtaining of occupancy certificate. Despite of this, the allottee by accepting all these things, requested the promoter to execute this conveyance deed, upon which this deed is being executed by the promoter in favour of the allottee.

18. That the sale deed has been executed by the Vendor / Promoter and purchaser / allottee out of their own free-will and voluntarily after understanding true import, implication and condition thereof.

19. PROVIDED ALWAYS and it is hereby agreed that wherever such an interpretation would be requisite to give fullest possible scope and effect to any contract or covenants herein contained, the expression "*the Vendor / Promoter*" and "*the Purchaser / allottee*" hereinbefore used, shall include their respective heirs, legal representatives, successors and assigns and it shall bind them.

SCHEDULE "A"

Description of Said Plot

"Situated at **Mouje - Sonori**, Tq. Murtizapur, Dist. Akola, within the jurisdiction of Sub Registrar, Murtizapur, Dist. Akola, within limits of Gram Panchayat, Sonori, bearing **Field Survey No. 22**, of which layout conversion is passed by Hon'ble Collector, Akola in Rev. Case No. NAP-34/Sonori-19/1992-93, dated 19.03.1994, from out of this **Nazul Sheet No. 12**, out of this

- i) **Nazul Plot No. 53/3/34**, admeasuring 180 sq.mtrs.
- ii) **Nazul Plot No. 53/3/35**, admeasuring 180 sq.mtrs.
- iii) **Nazul Plot No. 53/3/36**, admeasuring 180 sq.mtrs.

All the plots adjoining to each other, and amalgamated vide order passed by Chief Officer, Municipal Council, Murtizapur, vide Order No. नपमु/मुअ/बा.वि./ 1998/19, dated 28.06.2019, forming one piece of land, thus total **admeasuring 5810.40 sq. ft. (540 sq. mtrs.)** of land, which is commonly bounded as under :-

Towards East : 9 mtr. wide Layout Road,
Towards West : Layout Plot No. 24,
Towards North : Layout Plot No. 35, and
Towards South : 12 mtr. wide Layout Road..."

which is hereinbefore referred to as the "said plot/land".

SCHEDULE "B"

Description of the Apartment / Flat

"The residential apartment bearing Family Unit / **Flat No.** _____ (_____), having **Carpet area** _____ **Sq. Mtr.** (As per RERA Act) & **Builtup area** _____ **Sq. Mtr.** on _____ floor, from out of the under construction project / building known as "KRISHNA VILLA" standing on the land / plot described in the Schedule "A" hereinabove, alongwith _____% undivided share in common area and facilities, which is bounded towards East - by _____, towards West - by _____, towards North - by _____, and towards South - by _____....."

(which is hereinabove referred to as "Said Flat / Apartment")

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SIGNED AND EXECUTED THIS DEED OF SALE OF APARTMENT ON THE DATE, MONTH & YEAR MENTIONED FIRST.

Drafted By :- V. G. Lakhotia, Advocate

Typed By :- Pankaj T. Agrawal

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Purchaser / Allottee :-

ID Proof / Number :- Aadhar Card -

Passport Photo	Thumb	Signature

Vendor / Promoter :- Vijaykumar Nathmal Bharuka

ID Proof/Number :- Aadhar Card - 9260 3505 5495

Passport Photo	Thumb	Signature

Witness No. 1

ID Proof/No.

Signature

Witness No. 2

ID Proof/No.

Signature