

AGREEMENT OF SALE

(Market value Rs. _____/-)

(Valuation Column No. _____)

(Land per sq. mtr. Rs. _____/-, Const. per sq.mtr. Rs. _____/-)

(Valuation as per ready reckoner Rs. _____/-)

(Stamp duty Rs. _____/-)

This **AGREEMENT OF SALE** is executed at Amravati on this
_____ day of _____, 2023;

BETWEEN

GOVINDA GANESHA INFRASPACEs,

PAN No. AAYFG3649K

Through sole Partners –

a) Dipak Rameshlal Godwani

(Aadhar No. 7932 2708 9771)

(Mobile No. 9325777790)

Aged 40 years, Occu. –Business

R/o. Suraj Nagar, Amravati,

Tq. & Dist. Amravati-444606.

b) Arjun Manoj Bhende

(Aadhar No. 2575 3660 8708)

(Mobile No. 8830026209)

Aged 27 years, Occu. –Business

R/o. Khaparde Bagicha, Amravati,

Tq. & Dist. Amravati-444606

Both (a) & (b) by Power of Attorney Holder :

Aged _____ years, Occu. : _____

R/o. _____ Amravati

(Vide Power of Attorney dated _____

registered at Document No. _____)

hereinafter called as the **“PROMOTER”** (which expression shall deem to include the said firm, it's partners, their successors, executors, administrator and assigns) of the **ONE PART.**

AND

_____,
PAN No. _____
 (Aadhar No. _____)
 (Mobile No. _____)
 Aged _____ years, Occu. – _____
 R/o. _____

hereinafter called as the **“ALLOTTEE”** (which expression shall deem to include his/her heirs, successors, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS, vide sale deed dated 10.01.2022 registered at Document No.224/2022 in the office of Sub-Registrar Amravati Rural, Manoj Prabhakar Bhende, Nilesh Prakashrao Thakre and Manohar Mohanlal Agrawal, joint purchased all that piece and parcel of the land admeasuring 1 H. 10 R from out of field survey no.17/1 of Mouje Hirapur, Pragane Nandgaon Peth, Tq. & Dist. Amravati, situated within the limits of Zilla Parishad Amravati and without jurisdiction of Sub-Registrar Amravati Rural.

AND WHEREAS, vide sale deed dated 17.12.2020 registered at Document No.4115/2020 in the office of Sub-Registrar Amravati Rural, Manoj Prabhakar Bhende, Nilesh Prakashrao Thakre and Manohar Mohanlal Agrawal, joint purchased all that piece and parcel of the land admeasuring 0 H. 71 R from out of field survey no.17/2 of Mouje Hirapur, Pragane Nandgaon Peth, Tq. & Dist. Amravati, situated within the limits of Zilla Parishad Amravati and without jurisdiction of Sub-Registrar Amravati Rural.

AND WHEREAS, vide sale deed dated 31.12.2020 registered at Document No.4546/2020 in the office of Sub-Registrar Amravati Rural, Manoj Prabhakar Bhende, Nilesh Prakashrao Thakre and Manohar Mohanlal Agrawal, joint

purchased all that piece and parcel of the land admeasuring 0 H. 71 R from out of field survey no.17/2 of Mouje Hirapur, Pragane Nandgaon Peth, Tq. & Dist. Amravati, situated within the limits of Zilla Parishad Amravati and without jurisdiction of Sub-Registrar Amravati Rural.

AND WHEREAS, vide sale deed dated 30.03.2021 registered at Document No.2081/2021 in the office of Sub-Registrar Amravati Rural, Manoj Prabhakar Bhende, Nilesh Prakashrao Thakre and Manohar Mohanlal Agrawal, joint purchased all that piece and parcel of the land admeasuring 0 H. 71 R from out of field survey no.17/2 of Mouje Hirapur, Pragane Nandgaon Peth, Tq. & Dist. Amravati, situated within the limits of Zilla Parishad Amravati and without jurisdiction of Sub-Registrar Amravati Rural.

AND WHEREAS, vide sale deed dated 03.12.2021 registered at Document No.6558/2021 in the office of Sub-Registrar Amravati Rural, Manoj Prabhakar Bhende, Nilesh Prakashrao Thakre and Manohar Mohanlal Agrawal, joint purchased all that piece and parcel of the land admeasuring 0 H. 70 R from out of field survey no.17/2 of Mouje Hirapur, Pragane Nandgaon Peth, Tq. & Dist. Amravati, situated within the limits of Zilla Parishad Amravati and without jurisdiction of Sub-Registrar Amravati Rural.

AND WHEREAS thus under the aforesaid five sale deed, the said Manoj Prabhakar Bhende, Nilesh Prakashrao Thakre and Manohar Mohanlal Agrawal purchased the total land admeasuring 1 H. 10 R out of field survey no. 17/1 and land admeasuring 2 H. 83 R out of field survey no. 17/2 both of Mouje Hirapur, Pragane Nandgaon Peth, Tq. & Dist. Amravati.

AND WHEREAS, as per the measurement sheet prepared by the office of Deputy Superintendent of Land Records, Amravati, the total area of the said lands purchased under the aforesaid five sale deeds was found to be 3 H. 90 R, as against the

total area of the land, purchased under the said sale deeds, was 3 H. 93 R.

AND WHEREAS, the said Manoj Prabhakar Bhende, Nilesh Prakashrao Thakre and Manohar Mohanlal Agrawal prepared the layout plan of the said 3 H. 90 R of the land comprising of field survey no. 17/1 and 17/2 of Mouje Hirapur, Pragane Nandgaon Peth, Tq. & Dist. Amravati, and obtained the sanction to the said layout plan from the Assistant Director of Town Planning Amravati vide its Order No. NA/Mouje Hirapur/Tq. & Dist. Amravati/17/2,17/1/ADTP/2010 dated 04.08.2022.

AND WHEREAS, on the basis of the said sanctioned layout plan of the said 3 H. 90 R of the land from out of field survey no. 17/1 and 17/2 of Mouje Hirapur, Pragane Nandgaon Peth, Tq. & Dist. Amravati, the said Manoj Prabhakar Bhende, Nilesh Prakashrao Thakre and Manohar Mohanlal Agrawal obtained the permission of the Tahasildar Amravati for using the said land for non-agricultural use vide Order dated 05.08.2022 passed in R.C. No.NAP-34/Hirapur-06/2022-2023.

AND WHEREAS, the promoter above named, vide sale deed dated 19.12.2022, registered in the office of Sub-Registrar Amravati Rural on 21.12.2022 at Document No.10260/2022, purchased from the said Manoj Prabhakar Bhende, Nilesh Prakashrao Thakre and Manohar Mohanlal Agrawal, layout plot no.118 (120.00 sq.mt.), layout plot no. 119 (110.40 sq.mt.), layout plot no. 120 (110.40 sq.mt.), layout plot no. 121 (110.40 sq.mt.), layout plot no. 122 (110.40 sq.mt.) and layout plot no. 123 (132.00 sq.mt.) i.e. in all six layout plots, having the total area of 693.60 sq.mt. (7465.88 sq.ft.) from out of the layout of 3 H. 90 R of the land out of field survey no. 17/1 and 17/2 of Mouje Hirapur, Pragane Nandgaon Peth, Tq. & Dist. Amravati.

AND WHEREAS, the promoter above named, vide sale deed dated 19.12.2022, registered in the office of Sub-Registrar Amravati Rural on 21.12.2022 at Document No.10261/2022,

purchased from the said Manoj Prabhakar Bhende, Nilesh Prakashrao Thakre and Manohar Mohanlal Agrawal, layout plot no.124 (140.00 sq.mt.), layout plot no. 125 (140.00 sq.mt.), layout plot no. 126 (132.00 sq.mt.), layout plot no. 127 (110.40 sq.mt.), layout plot no. 128 (110.40 sq.mt.) and layout plot no. 129 (131.20 sq.mt.) i.e. in all six layout plots, having the total area of 764.00 sq.mt. (8223.69 sq.ft.) from out of the layout of 3 H. 90 R of the land out of field survey no. 17/1 and 17/2 of Mouje Hirapur, Pragane Nandgaon Peth, Tq. & Dist. Amravati.

AND WHEREAS, the promoter above named, vide sale deed dated 03.01.2023, registered in the office of Sub-Registrar Amravati Rural on 03.02.2023 at Document No.1149/2023, purchased from the said Manoj Prabhakar Bhende, Nilesh Prakashrao Thakre and Manohar Mohanlal Agrawal, layout plot no.131 (130.40 sq.mt.), layout plot no. 132 (101.60 sq.mt.), layout plot no. 133 (101.60 sq.mt.), layout plot no. 134 (101.60 sq.mt.), layout plot no. 135 (101.60 sq.mt.) and layout plot no. 136 (101.60 sq.mt.) i.e. in all six layout plots, having the total area of 638.40 sq.mt. (6871.72 sq.ft.) from out of the layout of 3 H. 90 R of the land out of field survey no. 17/1 and 17/2 of Mouje Hirapur, Pragane Nandgaon Peth, Tq. & Dist. Amravati.

AND WHEREAS, the promoter above named, vide sale deed dated 03.01.2023, registered in the office of Sub-Registrar Amravati Rural at Document No.1177/2023 on 06.02.2023, purchased from the said Manoj Prabhakar Bhende, Nilesh Prakashrao Thakre and Manohar Mohanlal Agrawal, layout plot no.137 (101.60 sq.mt.), layout plot no. 138 (101.60 sq.mt.), layout plot no. 139 (101.60 sq.mt.), layout plot no. 140 (101.60 sq.mt.), layout plot no. 141 (101.60 sq.mt.) and layout plot no. 142 (120.00 sq.mt.) i.e. in all six layout plots, having the total area of 628.00 sq.mt. (6759.78 sq.ft.) from out of the layout of 3 H. 90 R of the land out of field survey no. 17/1 and 17/2 of Mouje Hirapur, Pragane Nandgaon Peth, Tq. & Dist. Amravati.

AND WHEREAS, the promoter above named, vide sale deed dated 12.01.2023, registered in the office of Sub-Registrar Amravati Rural at Document No.723/2023 on 23.01.2023, purchased from the said Manoj Prabhakar Bhende, Nilesh Prakashrao Thakre and Manohar Mohanlal Agrawal, layout plot no.145 (120.00 sq.mt.), layout plot no. 146 (101.60 sq.mt.), layout plot no. 147 (101.60 sq.mt.), layout plot no. 148 (101.60 sq.mt.), layout plot no. 149 (101.60 sq.mt.) and layout plot no. 150 (101.60 sq.mt.) i.e. in all six layout plots, having the total area of 628.00 sq.mt. (6759.78 sq.ft.) from out of the layout of 3 H. 90 R of the land out of field survey no. 17/1 and 17/2 of Mouje Hirapur, Pragane Nandgaon Peth, Tq. & Dist. Amravati.

AND WHEREAS, the promoter above named, vide sale deed dated 14.01.2023, registered in the office of Sub-Registrar Amravati Rural at Document No.724/2023 on 23.01.2023, purchased from the said Manoj Prabhakar Bhende, Nilesh Prakashrao Thakre and Manohar Mohanlal Agrawal, layout plot no.151 (101.60 sq.mt.), layout plot no. 152 (101.60 sq.mt.), layout plot no. 153 (101.60 sq.mt.), layout plot no. 154 (101.60 sq.mt.), layout plot no. 155 (101.60 sq.mt.) and layout plot no. 156 (130.40 sq.mt.) i.e. in all six layout plots, having the total area of 638.40 sq.mt. (6871.72 sq.ft.) from out of the layout of 3 H. 90 R of the land out of field survey no. 17/1 and 17/2 of Mouje Hirapur, Pragane Nandgaon Peth, Tq. & Dist. Amravati.

AND WHEREAS, the promoter above named, vide sale deed dated 23.02.2023, registered in the office of Sub-Registrar Amravati Rural at Document No.2101/2023 on 27.02.2023, purchased from the said Manoj Prabhakar Bhende, Nilesh Prakashrao Thakre and Manohar Mohanlal Agrawal, layout plot no.164 (112.80 sq.mt.), layout plot no. 165 (112.80 sq.mt.), layout plot no. 166 (112.80 sq.mt.), layout plot no. 167 (112.80 sq.mt.), layout plot no. 168 (112.80 sq.mt.) and layout plot no. 169 (133.60 sq.mt.) i.e. in all six layout plots, having the total area of 697.60 sq.mt. (7508.92 sq.ft.) from out of the layout of 3 H. 90 R of the

land out of field survey no. 17/1 and 17/2 of Mouje Hirapur, Pragane Nandgaon Peth, Tq. & Dist. Amravati.

AND WHEREAS, the promoter above named, vide sale deed dated 23.02.2023, registered in the office of Sub-Registrar Amravati Rural at Document No.2102/2023 on 27.02.2023, purchased from the said Manoj Prabhakar Bhende, Nilesh Prakashrao Thakre and Manohar Mohanlal Agrawal, layout plot no.158 (112.80 sq.mt.), layout plot no. 159 (112.80 sq.mt.), layout plot no. 160 (112.80 sq.mt.), layout plot no. 161 (112.80 sq.mt.), layout plot no. 162 (112.80 sq.mt.) and layout plot no. 163 (112.80 sq.mt.) i.e. in all six layout plots, having the total area of 676.80 sq.mt. (7285.02 sq.ft.) from out of the layout of 3 H. 90 R of the land out of field survey no. 17/1 and 17/2 of Mouje Hirapur, Pragane Nandgaon Peth, Tq. & Dist. Amravati.

AND WHEREAS, the promoter above named, vide sale deed dated 21.12.2022, registered in the office of Sub-Registrar Amravati Rural at Document No.10261/2022 on 21.12.2022, purchased from the said Manoj Prabhakar Bhende, Nilesh Prakashrao Thakre and Manohar Mohanlal Agrawal, layout plot no.124 (140.00 sq.mt.), layout plot no. 125 (140.00 sq.mt.), layout plot no. 126 (132.00 sq.mt.), layout plot no. 127 (110.40 sq.mt.), layout plot no. 128 (110.40 sq.mt.) and layout plot no. 129 (131.20 sq.mt.) i.e. in all six layout plots, having the total area of 764.00 sq.mt. (8223.69 sq.ft.) from out of the layout of 3 H. 90 R of the land out of field survey no. 17/1 and 17/2 of Mouje Hirapur, Pragane Nandgaon Peth, Tq. & Dist. Amravati.

AND WHEREAS, the promoter above named, vide sale deed dated 21.12.2022, registered in the office of Sub-Registrar Amravati Rural at Document No.10260/2022 on 21.12.2022, purchased from the said Manoj Prabhakar Bhende, Nilesh Prakashrao Thakre and Manohar Mohanlal Agrawal, layout plot no.118 (120.00 sq.mt.), layout plot no. 119 (110.40 sq.mt.), layout

plot no. 120 (110.40 sq.mt.), layout plot no. 121 (110.40 sq.mt.), layout plot no. 122 (110.40 sq.mt.) and layout plot no. 123 (132.00 sq.mt.) i.e. in all six layout plots, having the total area of 693.60 sq.mt. (7465.88 sq.ft.) from out of the layout of 3 H. 90 R of the land out of field survey no. 17/1 and 17/2 of Mouje Hirapur, Pragane Nandgaon Peth, Tq. & Dist. Amravati.

AND WHEREAS, the promoter above named, vide sale deed dated 06.05.2023, registered in the office of Sub-Registrar Amravati Rural at Document No.4905/2023, purchased from the said Manoj Prabhakar Bhende, Nilesh Prakashrao Thakre and Manohar Mohanlal Agrawal, layout plot no.130 (144.00 sq.mt.) and layout plot no. 157 (144.00 sq.mt.) i.e. in all two layout plots, having the total area of 288.00 sq.mt. (3100.02 sq.ft.) from out of the layout of 3 H. 90 R of the land out of field survey no. 17/1 and 17/2 of Mouje Hirapur, Pragane Nandgaon Peth, Tq. & Dist. Amravati.

AND WHEREAS, being the owners of the layout plots no. 130 to 142 i.e. in all thirteen plots by virtue of the sale deeds referred to above and with intention to sub-divide the said thirteen layout plots into small sub-divided plots, the promoter, prepared the plan of Amalgamation & Sub-Division of the said thirteen layout plots bearing Layout Plot No. 130 to 142 from out of the layout of 3 H. 90 R of the land out of field survey no. 17/1 and 17/2 of Mouje Hirapur, Pragane Nandgaon Peth, Tq. & Dist. Amravati, having the total area 1410.40 sq.mt. and obtained the sanction to the said plan of amalgamation & sub-division of the said layout plot no. 130 to 142 from the Assistant Director of Town Planning, Amravati vide Order No. Sub-Division/Mouje Hirapur/Tq. Dist. Amt./Survey No.17/1,17/2 Part /Plot No.130 to 142/ADTP-Amt./157 dated 17.01.2023 and on the basis of the said sanction and approved plan of amalgamation & sub-division, the said original layout plots no. 130 to 142 i.e. in all thirteen plots were sub-divided into twenty two (22) sub-divided plots bearing layout plots no. 130-142/1 to 130-142/22 and after the sub-

division, each of the said twenty two sub-divided layout plots bears the layout plot number and admeasures as per the details given below and on the basis of the said approved plan of sub-division approved vide order dated 17.01.2023, the Tahasildar Amravati vide order dated 20.07.2023 passed in R.C. No. NAP-34/Hirapur-785/2022-2023 granted revised permission to use the said twenty two sub-divided plots for the non-agricultural use.

Sr.No.	Sub-Divided Plot No.	Area in Sq.Mt.
1	130 to 142/1	84.00
2	130 to 142/2	60.00
3	130 to 142/3	60.00
4	130 to 142/4	60.00
5	130 to 142/5	60.00
6	130 to 142/6	60.00
7	130 to 142/7	60.00
8	130 to 142/8	60.00
9	130 to 142/9	60.00
10	130 to 142/10	60.00
11	130 to 142/11	81.60
12	130 to 142/12	81.60
13	130 to 142/13	60.00
14	130 to 142/14	60.00
15	130 to 142/15	60.00
16	130 to 142/16	60.00
17	130 to 142/17	60.00
18	130 to 142/18	60.00
19	130 to 142/19	60.00
20	130 to 142/20	60.00
21	130 to 142/21	60.00
22	130 to 142/22	83.20

AND WHEREAS, being the owners of the layout plots no. 118 to 129 i.e. in all twelve plots, by virtue of the sale deeds referred to above and with intention to amalgamate and sub-divide the said twelve layout plots, the promoter, prepared the plan of Amalgamation & Sub-Division of the said twelve layout plots bearing Layout Plot No. 118 to 129 from out of the layout of 3 H. 90 R of the land out of field survey no. 17/1 and 17/2 of Mouje Hirapur, Pragane Nandgaon Peth, Tq. & Dist. Amravati, having the total area 1457.60 sq.mt. and obtained the sanction to the said plan of amalgamation & sub-division of the said layout plot no.

118 to 129 from the Assistant Director of Town Planning, Amravati vide Order No. Sub-Division/Mouje Hirapur/Tq. Dist. Amt./Survey No.17/1,17/2 Part /Plot No.118 to 129/ADTP-Amt./3533 dated 06.11.2023 and on the basis of the said sanctioned and approved plan of amalgamation & sub-division, the area of each of the said original layout plots no. 118 to 129 i.e. in all twelve plots were changed and after such amalgamation & sub-division, the said twelve layout plots bearing original layout plots no. 118 to 129 were sub-divided into eighteen (18) sub-divided plots bearing Layout Plots No. 118-129/1 to 118-129/18 and after the amalgamation and sub-division of the said eighteen layout plots, each of the said eighteen amalgamated and sub-divided layout plots bears the layout plot number and admeasures as per the details given below and on the basis of the said approved plan of amalgamation and sub-division, approved vide order dated 06.11.2023, the Tahasildar Amravati vide order dated 28.11.2023 passed in R.C. No. MRC-81/Hirapur-258/2023-2024 granted revised permission to use the said eighteen amalgamated and sub-divided plots for the non-agricultural use.

Sr.No.	Sub-Divided Plot No.	Area in Sq.Mt.
1	118 to 129/1	84.80
2	118 to 129/2	60.00
3	118 to 129/3	60.00
4	118 to 129/4	60.00
5	118 to 129/5	60.00
6	118 to 129/6	60.00
7	118 to 129/7	60.00
8	118 to 129/8	60.00
9	118 to 129/9	60.00
10	118 to 129/10	60.00
11	118 to 129/11	81.60
12	118 to 129/12	128.00
13	118 to 129/13	99.20
14	118 to 129/14	99.20
15	118 to 129/15	99.20
16	118 to 129/16	99.20
17	118 to 129/17	99.20
18	118 to 129/18	127.20

AND WHEREAS, being the owners of the layout plots no. 158 to 169 i.e. in all twelve plots, by virtue of the sale deeds referred to above and with intention to amalgamate and sub-divide the area of each of the said twelve layout plots, the promoter, prepared the plan of Amalgamation & Sub-Division of the said twelve layout plots bearing Layout Plot No. 158 to 169 from out of the layout of 3 H. 90 R of the land out of field survey no. 17/1 and 17/2 of Mouje Hirapur, Pragane Nandgaon Peth, Tq. & Dist. Amravati, having the total area 1374.40 sq.mt. and obtained the sanction to the said plan of amalgamation & sub-division of the said layout plot no. 158 to 169 from the Assistant Director of Town Planning, Amravati vide Order No. Sub-Division/Mouje Hirapur/Tq. Dist. Amt./Survey No.17/1,17/2 Part /Plot No.158 to 169/ADTP-Amt./158 dated 17.01.2023 and on the basis of the said sanctioned and approved plan of amalgamation & sub-division, the said original twelve layout plots no. 158 to 169 were sub-divided into thirteen layout plots and after such amalgamation & sub-division, the said twelve layout plots bearing original layout plots no. 158 to 169 were re-numbered as Layout Plots No. 158-169/1 to 158-169/13 and after the amalgamation and sub-division of the said twelve layout plots into thirteen plots, each of the said thirteen amalgamated and sub-divided layout plots bears the layout plot number and admeasures as per the details given below. On the basis of the said approved plan of amalgamation and sub-division, approved vide order dated 17.01.2023, the Tahasildar Amravati vide order dated 20.07.2023 passed in R.C. No. NAP-34/Hirapur-787/2022-2023 granted revised permission to use the said thirteen amalgamated and sub-divided plots for the non-agricultural use.

Sr.No.	Sub-Divided Plot No.	Area in Sq.Mt.
1	158 to 169/1	128.00
2	158 to 169/2	96.00
3	158 to 169/3	96.00
4	158 to 169/4	96.00
5	158 to 169/5	96.00
6	158 to 169/6	128.00

7	158 to 169/7	128.00
8	158 to 169/8	96.00
9	158 to 169/9	96.00
10	158 to 169/10	96.00
11	158 to 169/11	96.00
12	158 to 169/12	96.00
13	158 to 169/13	126.40

AND WHEREAS in view of the aforesaid transactions and the orders passed by the Assistant Director of Town Planning and Tahasildar, Amravati, the promoter is the owner of the aforesaid fifty three (53) amalgamated and sub-divided layout plots from out of the layout of the 3 H. 90 R of the land out of field survey no. 17/1 and 17/2 of Mouje Hirapur, Pragane Nandgaon Peth, Tq. & Dist. Amravati and each of the said amalgamated and sub-divided layout plots, bears the plot numbers and admeasures as per the details given herein before.

AND WHEREAS, the promoter has decided to construct the housing scheme of the row houses on the aforesaid fifty three (53) amalgamated and sub-divided layout plots from out of the layout of the 3 H. 90 R of the land out of field survey no. 17/1 and 17/2 of Mouje Hirapur, Pragane Nandgaon Peth, Tq. & Dist. Amravati and the promoter has chosen to describe the said housing scheme as **“GOKULAM 2”**.

AND WHEREAS, the promoter has decided to construct the Housing Scheme of the Row Houses in Phases and in the **SECOND PHASE**, the promoter has decided to construct the row houses on the following twenty eight amalgamated and sub-divided plots from out of the layout of field survey no.17/1 and 17/2 of Mouje Hirapur, Pragane Nandgaon Peth, Tq. & Dist. Amravati.

Sr.No.	Sub-Divided Plot No.	Area in Sq.Mt.
1	118 to 129/1	84.80
2	118 to 129/2	60.00
3	118 to 129/3	60.00
4	118 to 129/4	60.00
5	118 to 129/5	60.00
6	118 to 129/6	60.00
7	118 to 129/7	60.00
8	118 to 129/8	60.00
9	118 to 129/9	60.00
10	118 to 129/10	60.00
11	118 to 129/11	81.60
12	118 to 129/12	128.00
13	118 to 129/13	99.20
14	118 to 129/14	99.20
15	118 to 129/15	99.20
16	118 to 129/16	99.20
17	118 to 129/17	99.20
18	118 to 129/18	127.20
19	130 to 142/13	60.00
20	130 to 142/14	60.00
21	130 to 142/17	60.00
22	158 to 169/7	128.00
23	158 to 169/8	96.00
24	158 to 169/9	96.00
25	158 to 169/10	96.00
26	158 to 169/11	96.00
27	158 to 169/12	96.00
28	158 to 169/13	126.40

AND WHEREAS, for the convenience of the promoter as well as the intending allottee, who may agree to purchase any sub-divided layout plots together with the Row House to be constructed thereon, the promoter had decided to obtain the sanction to the building plan of each row house separately.

AND WHEREAS in view of the said reason, to obtain separate sanction to the building plan of each of the row house separately and with intention to construct a **Two Storied** building with a common wall structure i.e. a **ROW HOUSE** fully described in the Schedule-A hereto, on the said **Sub-Divided Layout Plot No.**_____, (as per computerized 7/12 extract, bearing Layout Plot No._____) admeasuring _____ **square meters** (_____ **square feet**), from out of the original layout of the 3 H. 90 R of the land out of field survey no.

17/1 and 17/2 of Mouje Hirapur, Pragane Nandgaon Peth, Tq. & Dist. Amravati i.e. the Project Land described in the First Schedule hereto, the promoter had prepared the building plan which was sanctioned by the Assistant Director Town Planning, Amravati vide **Building Permission and Commencement Certificate No.** _____ dated _____ and as per the sanctioned building plan, the promoter was permitted to construct the two storied building with a common wall structure i.e. a **ROW HOUSE**, having the total carpet area of _____ **square meter** on the said **Sub-divided Layout Plot No.** _____ (as per computerized 7/12 extract, bearing Layout Plot No. _____) admeasuring _____ **square meter** from out of the original layout of the 3 H. 90 R of the land out of field survey no. 17/1 and 17/2 of Mouje Hirapur, Pragane Nandgaon Peth, Tq. & Dist. Amravati i.e. the land fully described in the First Schedule hereto and hereinafter referred to as the **“Project Land”**.

AND WHEREAS as per the title deeds as well as the order passed by the Authorities, referred to above in favour of the promoter, there is no covenant affecting the project land or the title of the promoter thereon and there is no tenant or illegal encroachment into or upon the project land and no further permission is required from any government or authority for using the project land for the construction of the project hereinafter mentioned and the promoter has not mortgaged the project land and has not created any lien or charge upon the project land.

AND WHEREAS the promoter is entitled and enjoined upon to construct the building with a common wall structure i.e. the **Row House** on the project land in accordance with the recitals hereinbefore.

AND WHEREAS the promoter is in possession of the project land.

AND WHEREAS the Allottee is offered a **Row House bearing number** _____ and fully described in the Schedule-A hereto and to be constructed on the **Sub-divided Layout Plot No.** _____ (as per computerized 7/12 extract,

bearing Layout Plot No. _____) admeasuring _____ **square meter** from out of the original layout of the 3 H. 90 R of the land out of field survey no. 17/1 and 17/2 of Mouje Hirapur, Pragane Nandgaon Peth, Tq. & Dist. Amravati i.e. the Project Land fully described in the First Schedule hereto.

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 Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai and the copy of registration certificate is attached at **Annexure 'F'**.

AND WHEREAS the Promoter has appointed a structural Engineer for preparation of the structural design and drawings of the building and Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building i.e. the Row House.

AND WHEREAS, being the sole and exclusive owner of the project land described in the First Schedule hereto, the promoter has the sole and exclusive right to sell the said **Row House** in the said Housing Scheme named as **“GOKULAM 2”** being constructed by the promoter on the project land and other layout plots out of the layout of survey no. 17/1 and 17/2 and the promoter has the exclusive right to enter into agreement with the allottee of the **Row House** and to receive the sale consideration in respect thereof.

AND WHEREAS upon the request of the allottee, the promoter has given to the allottee, the inspection of all the documents of title relating to the said project land, the sanctioned layout plan, N.A. conversion order, sanctioned plan of Sub-Division, revised N.A conversion order, sanctioned building plan prepared by the **Promoter's Architect : Subham Mundhada**, and such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made there under,

for establishing the clear title of the promoter and also the details about specifications and designs of the building, etc., and also delivered the authenticated copies thereof to the allottee and upon such inspection and verification, the allottee was satisfied about the title of the promoter over the project land, as well as authority of the promoter to construct the building i.e. the **Row House** to be constructed thereon, as well as authority of the promoter to sell the said property i.e. the project land described in the First Schedule hereto together with the building to be constructed thereon and described in Schedule-A hereto.

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of 7/12 extract, showing the nature of the title of the Promoter to the project land on which the Row House is to be constructed have been annexed hereto and marked as **Annexure 'A' and 'B'**, respectively.

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

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

AND WHEREAS the building plan of the Row House fully described in Schedule-A hereto and to be constructed on the project land fully described in the First Schedule hereto out of Housing Scheme to be known as **“GOKULAM 2”**, was got sanctioned by the promoter, from the Assistant Director of Town Planning, Amravati, vide **Building Permit No.**_____ dated _____ and the copy of the said plan and specification is annexed hereto and marked as **Annexure-D.**

AND WHEREAS on the basis of the said sanctioned building plan, the promoter has commenced the construction of intended two storied building with common wall structure i.e. the

Row House on the said **Sub-Divided Layout Plot No.** _____ admeasuring _____ **square meter** i.e. the project land fully described in the First Schedule hereto.

AND WHEREAS the proposed two storied building with common wall structure i.e. the **Row House** to be constructed by the promoter on the said project land i.e. the **Sub-Divided Layout Plot No.** _____ admeasuring _____ **square meter**, is fully described in the Schedule-A hereto.

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority (s) to the plans, the specifications, elevations, sections of the said building i.e. the **Row House** 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 i.e. the **Row House**.

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

AND WHEREAS the Promoter has, accordingly commenced the construction of the said building i.e. the **Row House** in accordance with the said proposed plan.

AND WHEREAS the Allottee has applied to the Promoter for allotment of the **Row House** bearing No. _____ having the total carpet area of _____ **square meter** and fully described in the Schedule-A hereto and to be constructed on the Project Land i.e. the said **Sub-divided Layout Plot No.** _____ (as per computerized 7/12 extract, bearing Layout Plot No. _____) admeasuring _____ **square meter** from out of the original layout of the 3 H. 90 R of the land out of field survey no. 17/1 and 17/2 of Mouje

Hirapur, Pragane Nandgaon Peth, Tq. & Dist. Amravati i.e. the land fully described in the First Schedule hereto and hereinafter referred to as the **“Project Land”**.

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

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 Promoter, a sum of **Rs. _____ /- (Rupees _____)** by cheque No. _____ dated _____ drawn on _____ only being part payment of the sale consideration or the said property i.e. the Project Land and the Row House thereon and agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof, the Promoter do hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act 2016 with **Real Estate Regulatory Authority** at no. _____.

AND WHEREAS under Section 13 of the said Act, the Promoter is required to execute a written Agreement for sale of said **Row House** with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

AND WHEREAS, in accordance with the terms and conditions set out in this Agreement as mutually agreed upon by and between the Parties, the Promoter agrees to sell and the Allottee hereby agrees to purchase the said Project Land described in the First Schedule hereto, together with the **Row House** thereon described in the Schedule-A hereto, out of the Housing Scheme “**GOKULAM 2**”.

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 two storied building with a common wall structure i.e. the **Row House** bearing No. _____, having the total **carpet area of** _____ **square meters**, and fully described in the Schedule-A hereto, upon the **Project Land** i.e. the said **Sub-divided Layout Plot No.** _____, (as per computerized 7/12 extract, bearing Layout Plot No. _____) admeasuring _____ **square meter** from out of the original layout of the 3 H. 90 R of the land out of field survey no. 17/1 and 17/2 of Mouje Hirapur, Pragane Nandgaon Peth, Tq. & Dist. Amravati, in accordance with the plans, designs and specifications as approved by Assistant Director of Town Planning Amravati from time to time, subject however to such variations which may be necessary due to the Architectural and Structural reasons or which may be recommended by the authorized Architect or Engineer. Provided that, the promoter shall have to obtain prior consent in writing of the allottee, in respect of the variations or modifications which may adversely affect the Row House of the allottee, except any alteration or addition required by the Government Authorities or due to the change in the law.

1(a) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee, the **Row House** bearing No. _____, having the **Carpet Area of** _____ **square meters** and fully described in the Schedule-A hereto, together with the **Project Land** i.e. the said

Sub-divided Layout Plot No._____ (as per computerized 7/12 extract, bearing Layout Plot No. _____) admeasuring _____ **square meter** from out of the original layout of the 3 H. 90 R of the land out of field survey no. 17/1 and 17/2 of Mouje Hirapur, Pragane Nandgaon Peth, Tq. & Dist. Amravati, for the consideration of **Rs.**_____/ - **(Rs.** _____ **only).**

1(b) The Allottee has paid on or before execution of this agreement a sum of Rs _____ (Rupees _____ only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs _____ (Rupees _____ only) in the following manner :-

- i. Amount of Rs _____ (Rupees _____ only) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement.
- ii. Amount of Rs _____ (Rupees _____ only) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building
- iii. Amount of Rs _____ (Rupees _____ only) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs of the building.
- iv. Amount of Rs _____ (Rupees _____ only) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Row House.
- v. Amount of Rs _____ (Rupees _____ only) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lobbies etc. of the said Row House.
- vi. Amount of Rs _____ (Rupees _____ only) (not exceeding 85% of the total consideration) to

be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing of the Row House.

- vii. Amount of Rs _____ (Rupees _____ only) (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of all other requirements as may be prescribed in the Agreement of sale of the Row House.
- viii. Balance Amount of Rs. _____ (Rupees _____ only) against and at the time of handing over of the possession of the Row House to the Allottee on or after receipt of occupancy certificate or completion certificate.

1(c) That the total price of the apartment is **Rs./- (Rs.Only)**. Besides the cost of apartment, the allottee/Allottee/Purchaser has to pay the taxes as G.S.T. and other taxes as applicable from time to time, shall be paid by the allottee/Allottee/Purchaser to the promoter/owner separately.

1.d The above mentioned total price/consideration excludes Taxes (consisting of tax paid or payable by the Promoter Party by way of GST, Cess, Insurance Premium towards Title of Property & Building or any other taxes, premiums, charges which may be levied and/or payable, in connection with the construction of and carrying out the Project payable by the Promoter Party) up to the date of handing over the possession of the said Apartment. The Allottee/Purchaser specifically agrees to pay to the Promoter Party all such Taxes & Insurance Premium as and when demanded and shall always keep the Promoter Party indemnified against the same. GST Provisions, the increased or decreed incidence of Tax (GST) shall be required to be paid by the Allottee/Purchaser. It shall be obligatory on the part of Allottee/Purchaser to pay the amount of GST as may be applicable) etc. simultaneously with the payment of each installment.

The Allottee/Purchaser does hereby state and declares that it shall be the sole liability and responsibility of the Allottee/Purchaser to pay the amount of Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department, if applicable at the time of Registration of the Sale Deed. The said amount shall be deducted by the

Allottee/Purchaser from the Sale Consideration payable to the Promoter Party and to credit the same in the appropriate account of Income Tax Department.

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

1.f THAT the Promoter Party shall be exclusive in-charge of the construction without any let or hindrance or interference by the Allottee/Purchaser or any other contractor and under no circumstances during the subsistence of this contract, the Allottee/Purchaser shall enter into any building contract in respect of Apartment with any other Engineer, Architect, Building Contractor or Advisory Agency and such contract, if made by the Allottee/Purchaser shall be void and shall not be binding upon the Promoter Party.

1.g The Promoter shall confirm the final carpet area that has been allotted to the Allottee/Purchaser 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 (3%). 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/Purchaser 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/Purchaser. If there is any increase in the carpet area allotted to Allottee/Purchaser, the Promoter shall demand additional amount from the Allottee/Purchaser 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/Purchaser do hereby authorizes the Promoter

Party 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 Party may in its sole discretion deem fit and the Allottee/Purchaser undertakes not to object/demand/direct the Promoter Party to adjust her/his payments in any manner.

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

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

3. The Promoter Party hereby declares that the Floor Space Index available as on date @_____ in respect of the project land is _____ Square Meters only as per Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter Party has disclosed the Floor Space Index of _____ as proposed to be utilized by it on the project land in the said Project and Allottee/Purchaser has agreed to purchase the said Apartment based on the proposed construction and sale of Apartments to be carried out by the Promoter Party by utilizing the proposed FSI if any and on the understanding that the declared proposed FSI shall belong to Promoter Party only.

4.1 If the Promoter Party fails to abide by the time schedule for completing the project and handing over the Apartment to the Allottee/Purchaser, the Promoter Party agrees to pay to the Allottee/Purchaser, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee/Purchaser, for every month of delay, till the

handing over of the possession. The Allottee/Purchaser agrees to pay to the Promoter Party, interest at the rate stipulated by State Bank of India being highest Marginal Cost of Lending Rate plus two percent, on all the delayed payment which become due and payable by the Allottee/Purchaser to the Promoter Party under the terms of this Agreement from the date the said amount is payable by the Allottee/Purchaser(s) to the Promoter Party.

4.2 Without prejudice to the right of Promoter Party to charge interest in terms of sub clause 4.1 above, on the Allottee/Purchaser committing default in payment on due date of any amount due and payable by the Allottee/Purchaser to the Promoter Party under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee/Purchaser committing three defaults of payment of installments, the Promoter Party shall at his own option, may terminate this Agreement:

Provided that, Promoter Party shall give notice of fifteen days in writing to the Allottee/Purchaser, by Registered Post AD at the address provided by the Allottee/Purchaser and mail at the e-mail address provided by the Allottee/Purchaser, 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/Purchaser fails to rectify the breach or breaches and/or to make payment of defaulted installments alongwith interest payable thereon, as mentioned by the Promoter Party within the period of 15 (Fifteen) Days of such Notice, then at the end of such notice period, this Agreement shall IP SO FACTO stand cancelled and terminated absolutely forever.

Provided further that upon termination of this Agreement as aforesaid, the Promoter Party shall refund to the Allottee/Purchaser, subject to deduction of a sum of Rs. 1,00,000/- (Rupees One Lakh) Only plus the amount of interest chargeable at the rate prescribed under Clause No. 4.1 of this Agreement, on the defaulted installments from the due date till the date of Cancellation, towards liquidated damages, within a period of thirty days of the termination, the installments of sale consideration of the Apartment which may till then have been paid by the Allottee/Purchaser to the Promoter Party.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like with particular brand or price range (if unbranded) to be provided by the Promoter Party in the said building and the Apartment as are set out in ***Annexure 'C', annexed hereto.***

6. The Promoter Party shall give possession of the Apartment to the Allottee/Purchaser on or before _____. If the Promoter Party fails or neglects to give possession of the Apartment to the Allottee/Purchaser 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 Allottee/Purchaser the amounts already received by it in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter Party received the sum till the date the amounts and interest thereon is repaid.

Provided further that the Vendor/Promoter Party shall not deliver the actual physical possession of the said Apartment to the Allottee/Purchaser until the entire Consideration including also the charges for installation of Electric and Water Meters, Legal Expenses, Stamp Duty and Registration Fees and etc. are paid by the Allottee/Purchaser in full to the Promoter Party hereto.

Provided further that the Promoter Party shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of –

- (i) war, civil commotion or act of God etc ;
- (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 Party upon obtaining the Completion Certificate or Occupancy Certificate from the competent authority and the payment made by the Allottee/Purchaser as per the agreement shall offer in writing or through email, the possession of the Apartment to the Allottee/Purchaser in terms of this Agreement to be taken within 3 months (Three Months) from the date of issue of such notice and the Promoter Party shall give possession of the said Apartment to the Allottee/Purchaser. The Promoter Party agrees and undertakes to indemnify the Allottee/Purchaser in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter Party. The Allottee/Purchaser agree(s) to pay the maintenance charges as determined by the Promoter Party or Association of Allottee/Purchasers, as the case may be.

7.2 The Allottee/Purchaser shall take possession of the Apartment within 15 days of the written notice/email from the Promoter Party to the Allottee/Purchaser intimating that the said Apartment is ready for use and occupancy.

7.3 Failure of Allottee/Purchaser to take Possession of Apartment: Upon receiving a written intimation from the Promoter Party as per clause (7.1) the Allottee/Purchaser shall take possession of the Apartment from the Promoter Party by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement and the Promoter Party shall give possession of the Apartment to the Allottee/Purchaser. In case the Allottee/Purchaser fails to take possession within the time provided in clause 7.1 such Allottee/Purchaser shall continue to be liable to pay maintenance charges as applicable, to the Promoter Party or the Association, if formed. Under such circumstances the restrictions as may be imposed by the Association shall remain binding upon the Allottee/Purchaser.

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

7.5 THAT on obtaining the proper Sale Deed relating to the Undivided share and interest in the said Plot of land hereby agreed to be sold, the same will be held by the Allottee/Purchaser jointly with the other Co-owners thereof. However the Apartment chosen by Allottee/Purchaser in the proposed multistoried building shall be owned and possessed by the Allottee/Purchaser exclusively with heritable and transferable rights therein. The common areas and facilities shall vest with the Association of the Apartment Owners for the purpose of maintenance.

7.6 THAT the Allottee/Purchaser hereby agrees not to occupy the said Apartment without prior written permission of the Promoter Party else Allottee/Purchaser shall be treated as a trespasser.

7.7 THAT the Allottee/Purchaser shall protect the important parts of the building such as columns, beams, walls, slabs of R.C.C., Pardis or other structural portions in the said Apartment and not cause any damage to the structural portions. In the like manner the Allottee/Purchaser shall not

damage water proofing, floor tiles etc. which will result in leakage in the building and thereby weaken the same and endanger the structure. For such unauthorized acts, if done by the Allottee/Purchaser, then in such event, Allottee/Purchaser will be solely responsible for any consequences which may arise. The Allottee/Purchaser shall not be entitled to put pots (Kundi)/Plants etc. in the open passage / lobby.

7.8 THAT the Vendor/Promoter Party does hereby agree with the Allottee/Purchaser that on receipt of the balance sale price and also upon the payment of Electricity and Water Meter deposits, payment of Legal charges including Stamp Duty and Registration Fees, payment of GST and all other Taxes and Cesses that may be levied and payable at the time of Registration from Allottee/Purchaser, the Vendor/Promoter Party will execute a proper Sale Deed relating to the Undivided share and interest in the said Plot of land and also the entire R.C.C. Superstructure comprising Apartment hereby agreed to be sold in favour of the Allottee/Purchaser or the nominee(s) appointed by the Allottee/Purchaser and get the same duly registered at the costs of Allottee/Purchaser in accordance with the law in force provided the Allottee/Purchaser shall have also paid the entire agreed cost of construction of the Apartment chosen by the Allottee/Purchaser to the Promoter Party.

7.9 In case any defect found in the proprietary items used in construction of said Apartment, the Allottee/Purchaser shall lodge claim of defects, shortcomings directly with the manufacturer of such item and the Promoter Party shall always cooperate and assist the Allottee/Purchaser in this regard. It is specifically brought to the notice of the Allottee/Purchaser that on account of extreme tropical climate, contraction and expansion result in hair cracks to walls and such hair cracks shall not be treated as defects.

Provided further that in case of any change or modification to the Specification are effected at the request of the Allottee/Purchaser, then the defect Liability will not be applicable to such modified Specification items. Similarly if the Allottee/Purchaser has made modifications, changes or repairs and alterations to the Apartment resulting in damages of any nature, then under such circumstances the Promoter Party shall not be liable for make good of the defect.

8.1 The Allottee/Purchaser shall use the Apartment or any part thereof or permit the same to be used only for purpose of "Residence" for carrying on any Residential use. He shall use

the parking space only for purpose of keeping or parking vehicle.

8.2 THAT it is understood by the Allottee/Purchaser that the Promoter Party shall display any type of Board, signs, banners etc. on any exterior part of building proposed to be constructed on the said Plot of land and the Allottee/Purchaser will neither object/disturb it, nor obstruct it's visibility in any way. The Promoter Party shall not pay, nor the Allottee/Purchaser shall demand any rent etc. for any signs displayed by the Confirming Party.

9.1 That the Promoter Party has decided to dedicate the said Project to the provisions of The Maharashtra Apartment Ownership Act, 1970 and an Amended Deed of Declaration u/s 2 of the said Act shall be executed after utilization of the proposed Floor Space Index and/or before execution of the Sale Deeds in favour of the Allottee/Purchasers. Thus the said Project will be governed by the provisions of The Maharashtra Apartment Ownership Act, 1970. The provisions of The Maharashtra Apartment Ownership Act, 1970 as well as the terms and conditions contained in the said Deed of Declaration and the Bye-laws appended thereto shall always remain binding upon the Allottee/Purchaser and her/his/their successors in title.

9.2 THAT the Allottee/Purchaser agrees to incorporate such terms and conditions, stipulations and restrictive covenants in the Sale Deed as are not set forth herein, but which may be deemed necessary or expedient to regulate the easement rights of the other Apartment Owners interest, in accordance with the provisions of The Maharashtra Apartment Ownership Act, 1970 and the rules made thereunder.

9.3 THAT the available open space (excluding the Restricted Area as may be mentioned in the Deed of Declaration), the common areas and common facilities as may be provided in the said Multistoried Building shall be of common use of all the Apartment Owners in the said building and shall always remain undivided and no partition or division of any part thereof will be effected or carried out by the Allottee/Purchaser severally or jointly with any other Apartment Owner or Owners.

9.4 The Promoter Party shall, within 3 (THREE) Months from the date possession date or from the date execution of sale deed the right, title and the interest of the Vendor/ Promoter Party and/or the dedicate the property to the provisions of The Maharashtra Apartment Ownership Act, as aforesaid, cause to be transferred to

the said Association of Apartment Owners, all owners in the said structure of the Building in which the said Apartment is situated. The Promoter shall not be held responsible for any delay on behalf of the association members for providing relevant information of members, executive body, Adhoc-committee members, bank account opening of association etcetc and for non-co-operation of members due to any reason whatsoever.

9.5 Within 15 days after notice in writing is given by the Promoter Party to the Allottee/Purchaser that the Apartment is ready for use and occupancy, the Allottee/Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building/s namely local taxes viz. Municipal Corporation Taxes, Cesses, Non Agricultural Assessments, 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 Association is formed and the said structure of the building/s or wings is transferred to it, the Allottee/Purchaser shall pay to the Promoter Party such proportionate share of outgoings as may be determined. The Allottee/Purchaser further agrees that till the Allottee/Purchaser's share is so determined the Allottee/Purchaser shall pay to the Promoter Party provisional monthly contribution of as determined by the Promoter per month towards the outgoings from the date of possession/Sale deed & shall be deducted from the association deposit/corpus fund of members for the amount paid by the developer. The amounts so paid by the Allottee/Purchaser to the Promoter Party shall not carry any interest and remain with the Promoter Party until handing over the management of the said Building to the Association of Apartment Owners.

9.6 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 the 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 Apartment is situated.

9.7 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 the 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.

10. THAT the Society formation shall be executed within a period of 3 (Three) months of the majority (51%) of allottees having booked their plot or apartment or building. The Allottee/Purchaser shall pay to the Promoter a sum of Rs. for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at- Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

11. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee/Purchaser shall pay to the Promoter, the Allottee/Purchasers' 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/Purchaser shall pay to the Promoter, the Allottee/Purchasers' 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.

12. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER PARTY:

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

- i. The Promoter Party 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 Party has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the 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 Party 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 areas;
- vi. The Promoter Party 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/Purchaser created herein, may prejudicially be affected;
- vii. The Vendor and/or Promoter Party has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee/Purchaser under this Agreement;
- viii. The Promoter Party confirms that the Promoter Party is not restricted in any manner whatsoever from selling the said Apartment to the Allottee/Purchaser in the manner contemplated in this Agreement;
- ix. The provisions of The Maharashtra Apartment Ownership Act, 1970 shall be applicable to this Agreement.
- x. At the time of execution of the Sale Deed of the Apartment in favour of the Allottee/Purchaser, the Promoter Party shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Apartment Owners;
- xi. The Promoter Party 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 till the date of completion of the said project.
- xii. 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 Vendor and/or the Promoter Party in respect of the project land and/or the Project except those disclosed in the title report.

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

- i. To maintain the Apartment at the Allottee/Purchaser's own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.
- ii. The Allottee/Purchaser hereby specifically agrees with the Promoter Party that even after taking over the actual possession of the Apartment chosen by Allottee/Purchaser, the Allottee/Purchaser will not object or prevent or obstruct the Promoter Party in any way in carrying on and completing the work of other Apartments in the said building and keeping building materials on the available open land.
- iii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee/Purchaser in this behalf, the Allottee/Purchaser shall be liable for the consequences of the breach.
- iv. To carry out at her/his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter Party to the Allottee/Purchaser and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee/Purchaser committing any act in contravention of the above provision, the Allottee/Purchaser shall be responsible and liable for the

consequences thereof to the concerned local authority and/or other public authority.

- v. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment without the prior written permission of the Promoter Party and/or the Association of the Apartment Owners
- vi. Not to do or perform any activity, which will result in damages to the said Apartment and Common area of the Project. The Allottee/Purchaser shall not be entitled to carry material in Lift, keeping the materials of repairs in open space, bring in any Carriage or transporting Vehicle beyond the sustainable limit of the Floor within the said Project.
- vii. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- viii. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated. Pay to the Promoter Party within fifteen days of demand by the Developer / Promoter / Confirming Party, 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 Apartment is situated.
- ix. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee/Purchaser for any purposes other than for purpose for which it is sold.
- x. The Allottee/Purchaser shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee/Purchaser to the Promoter Party under this Agreement are fully paid up.

- xi. The Allottee/Purchaser shall observe and perform all the rules and regulations which the Association of the Apartment Owners may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee/Purchaser shall also observe and perform all the stipulations and conditions laid down by the Association of the Apartment Owners regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- xii. Till handing over the management of said Building maintenance to the Association of Apartment Owners, the Allottee/Purchaser shall permit the Promoter Party and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said building or any part thereof to view and examine the state and condition thereof.
- xiii. In case some of the Apartments in the said Project remains unsold, even after completion of the same, then the Promoter Party shall bear and pay the 50% of regular Maintenance Charges payable for such unsold Apartments.
- xiv. The Allottee/Purchaser shall not make any structural changes & design including columns, beams, waterproofing treatments and if any changes are done without any written consent from the developer or the association, defect liability shall not be applicable & the Allottee/Purchaser/s have deemed to be done the work at his/her/their respective consequences and liability.

14. The Promoter Party shall maintain a separate account in respect of sums received by the Promoter Party from the Allottee/Purchaser as advance or deposit, sums received on account of the maintenance fund, expenses and also towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

15. Nothing contained in this Agreement is intended to be nor shall be construed as a demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Allottee/Purchaser shall have no claim save and except in respect of the Apartment 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 Party

until the management of the said Building maintenance is handed over to the Association of Apartment Owners as hereinbefore mentioned.

16. THAT the said property is believed and shall be taken to be correctly described in the Schedule hereunder written and be sold subject to the outgoing agreements, restrictions and rights of the other co-owners of the remaining Undivided share in the said Plot of land and shall not annul this contract/Agreement, nor shall any compensation be allowed in respect thereof to the Allottee/Purchaser, but all the same such mis-statement, error omission will always be subject to correction by the parties hereto.

17. After the Promoter Party executes this Agreement he shall not mortgage or create a charge on the Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee/Purchaser who has taken or agreed to take such Apartment.

. 18. BINDING EFFECT : Forwarding this Agreement to the Allottee/Purchaser by the Promoter Party does not create a binding obligation on the part of the Promoter Party or the Allottee/Purchaser until, firstly, the Allottee/Purchaser signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee/Purchaser and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter Party. If the Allottee/Purchaser(s) fails to execute and deliver to the Promoter Party this Agreement within 30 (thirty) days from the date of its receipt by the Allottee/Purchaser and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter Party, then the Promoter Party shall serve a notice to the Allottee/Purchaser for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee/Purchaser, application of the Allottee/Purchaser shall be treated as cancelled and all sums deposited by the Allottee/Purchaser in connection therewith including the booking amount shall be returned to the Allottee/Purchaser 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 apartment/plot/building, as the case may be.

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

21. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/PURCHASER / SUBSEQUENT ALLOTTEE/PURCHASERS :

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

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

23. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT: Wherever in this Agreement it is stipulated that the Allottee/Purchaser has to make any payment, in common with other Allottee/Purchaser(s) in Project, the same shall be in proportion to the carpet area of the Apartment to the total carpet area of all the Apartment in the said Project.

24. FURTHER ASSURANCES : Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

25. PLACE OF EXECUTION : The execution of this Agreement shall be complete only upon its execution by the Promoter Party through its authorized signatory at the Promoter Party's Office, or at some other place, which may be mutually agreed between the Promoter Party and the Allottee/Purchaser, in Amravati after the Agreement is duly executed by the Allottee/Purchaser and the Promoter Party or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Amravati

26. The Allottee/Purchaser and/or Promoter Party shall present this Agreement as well as the Sale Deed at the proper registration Office of registration within the time limit prescribed by the Registration Act and the Promoter Party will attend such Office and admit execution thereof.

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

1. MR. _____

2. MRS. _____

(Name of Allottee/Purchaser)

Both R/o _____

(Allottee/Purchaser's Address)

Notified Email ID : _____

Name of Promoter - GOVINDA GANESHA INFRASPACEs,

Through sole Partners -

a) Dipak Rameshlal Godwani

R/o. Suraj Nagar, Amravati

b) Arjun Manoj Bhende

R/o. Khaparde Bagicha, Amravati.

(Address of Promoter Party)

Notified Email ID: accounts@govindagroup.co.in

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 ALLOTTEE/PURCHASERS : In case there are Joint Allottee/Purchasers all communications shall be sent by the Promoter Party to the Allottee/Purchaser whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottee/Purchasers.

29. STAMP DUTY AND REGISTRATION, MSEB/WATER & ASSOCIATION DEPOSIT : All expenses on account of preparation of all kinds of documents viz. Agreement to Sell, Sale Deed including cost of Stamp Duty, Registration Fees and all other charges and Misc. Expenses including the Lawyer's fees payable in respect thereof have been agreed to be borne and paid by the Allottee/Purchaser. Additionally the Allottee/Purchaser shall bare the expenses of Rs_____/ - towards infrastructure Cost (MSEB & Water Charges), GST as applicable & Association Deposit to the developer of Rs._____/ - (to be paid on receipt of Occupancy Certificate/ Completion Certificate or before the Sale Deed registration)

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

31. GOVERNING LAW: 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 Competent Civil Court at will have the jurisdiction for this Agreement.

THAT for the matters not specifically covered, the provisions of Transfer or Property Act shall apply.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this DEED OF SALE at

AMRAVATI in the presence of the attesting witnesses, signing as such on the day first above written.

FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of the land **admeasuring** _____ **square meters (_____ square feet)**, bearing **Sub-Divided Layout Plot No.**_____, (as per computerized 7/12 extract, bearing Layout Plot No._____), admeasuring _____ **square meters (_____ square feet)**, from out of the original layout of the 3 H. 90 R of the land out of field survey no. 17/1 and 17/2 of Mouje Hirapur, Pragane Nandgaon Peth, Tq. & Dist. Amravati, originally converted to non-agricultural use vide order dated 05.08.2022 passed by Tahasildar, Amravati passed in R.C. No. NAP-34/Hirapur-06/2022-2023, as per the original sanctioned layout plan sanctioned by the Assistant Director of Town Planning, vide its Order No. NA/Mouje Hirapur /Tq. & Dist. Amravati/17/2,17/1/ADTP/2010 dated 04.08.2022 and the said layout plot no. 130 to 142 further sub-divided vide approved plan of sub-division sanctioned by the Assistant Director of Town Planning, Amravati vide Order No. Sub-Division/Mouje Hirapur/Tq. Dist. Amt./Survey No.17/1,17/2 Part /Plot No.130 to 142/ADTP-Amt./157 dated 17.01.2023 and vide order dated 20.07.2023 passed by Tahasildar Amravati in R.C. No. NAP-34/Hirapur-785/2022-2023, situated within the limits of Zilla Parishad Amravati and within the jurisdiction Sub-registrar, Amravati Rural and having boundaries as under :-

Towards East :
Towards West :
Towards North :
Towards South :

Schedule 'A'

**DESCRIPTION OF THE ROW HOUSE
ALONG WITH BOUNDARIES IN ALL FOUR DIRECTIONS**

The **Two Storied** building with _____ side and _____ side external wall as a common wall constructed on the land described in First Schedule referred to above and having a built up area of _____ **square meters** with specifications, amenities and facilities as described in Schedule-B hereto, and having boundaries as under :-

Towards East :

Towards West :

Towards North :

Towards South :

SCHEDULE-B

- 1] **STRUCTURE** :- The building have R. C. C. framed structure raised on R.C.C. column foundations with brick panel walls. The partition wall between two adjoining buildings shall be common walls. The external walls is of six inches thickness and internal walls are of four inch thickness.
- 2] **FLOORINGS** :- Vitrified flooring tiles in all rooms.
- 3] **DOORS** :- Front Door of concrete frame with laminated door panel and all other doors with concrete frame and flush doors panel.
- 4] **WINDOWS** :- All windows of ALUMINIUM fully glazed with three track window panels and with M.S. Grill work complete.
- 5] **COOKING PLATFORM** :- Kitchen platform having artificial stone top finish with S.S. Sink.
- 6] **PAINTING** : - Cement Paint for external walls and internal painting with oil bound distemper.
- 7] **WATER** :- Separate overhead water tank provided over the terrace.
- 8] **BATHROOM AND W.C.** :- Coloured glazed tiles upto height of seven feet in bathroom and W.C.

- 9] **ELECTRICAL** :- Concealed wiring in ALL rooms. T.V. point in living hall and in Master Bed room only.
- 10] **PLUMBING** :- Concealed plumbing in Toilets & Kitchen.

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

PROMOTER : SHREE GOVINDA GANESHA INFRASPACE through its Partners – a) Dipak Rameshlal Godwani

Photograph	Thumb Impression	Signature

b) Arjun Manoj Bhende

Photograph	Thumb Impression	Signature

ALLOTTEE :

Photograph	Thumb Impression	Signature

WITNESSES :-

- 1] _____ 2] _____