

“ श्री ”

WITHIN THE JURISDICTION OF SUB - REGISTRAR, NAGPUR (RURAL)

MOUZA - PIPLA

“SHREE GAJANAN VIHAR - III”

AGREEMENT FOR SALE

APARTMENT NO. ____ , FOR RS. _____ /-

(Rupees _____ Only)

ITEM NO. 27.1 @ RS. 29,370/- PER SQ. MTR.

GOVT. READY RECKONER VALUE (FOR STAMP DUTY PURPOSE)

RS. _____ /-, STAMPS RS. _____ /-

THIS AGREEMENT FOR SALE OF APARTMENT is made & executed at Nagpur
on this ____th day of _____ , 2023,

B E T W E E N

SHRI GAJANAN BUILDERS & DEVELOPERS, a partnership firm having its office
at 312, Jawahar Nagar, Nagpur, **PAN. ACHFS 5757 K** acting through its Partners
:

1) SHRI RAJENDRA S/O VISHWESHWARRAO NAKADE,

aged about 54 years, Occ. Business,

R/o Plot No. 312, Jawahar Nagar, Nagpur – 440 024

UID NO. 5716 5104 8283, MOBILE NO. 9372422676

2) SHRI ANIL S/O MAHADEORAO NASARE,

aged about 53 years, Occ. Business,

R/o Plot No. 176, Adiwasi Colony,

Manewada Road, Nagpur – 440 024

UID NO. 9722 2667 3347, MOBILE NO. 9881686237

3) SHRI KAMLESH S/O SHRIKRISHNA KHANORKAR,

aged about 54 years, Occ. Business,

R/o. Ekdant Apartment, Flat No. G-1, Shriram Wadi,

Ayodhya Nagar, Nagpur – 440 024

UID NO. 7920 9574 0796, MOBILE NO. 9326018332

4) SHRI DILIP S/O JADHAORAOJI MATHANKAR,

aged about 54 years, Occ. Business,

R/o Flat No. 201, Tajshree Plaza, Plot No. 506,

Professor's Colony, Hanuman Nagar, Nagpur – 440 024

UID NO. 5965 9522 0809, MOBILE NO. 9822578127

hereinafter called as **VENDOR**, (which expression shall unless repugnant to the context or meaning thereof always mean and include the said Vendor. its legal representative, successors, executors, administrators and assigns) of the **FIRST PART. AND**

SHRI _____
Age about ____ Years, Occ. _____, **PAN.** _____
R/o _____ - _____

hereinafter called as "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof always mean and include the said Purchaser, his/her respective legal heirs, successors, executors, administrators and assignees) of the **SECOND PART; AND,**

A) WHEREAS, the Vendor hereinabove named is the exclusive, absolute and full Owner of the property comprising all that piece and parcel of **Plot No. 19** admeasuring **1310.87 Sq. Mtrs.** (i.e. 14110.20 Sq. Fts.) out of the sanctioned layout known and styled as "**MAHALAXMI NAGAR - 14**" carved on the land bearing Khasara No. 145/A of Mouza - Pipla, P.S.K. 38, situated at Village – Pipla, within the limits of Grampanchayat Pipla in Tahsil - Nagpur (Rural) and District – Nagpur and more particularly described in the First Schedule hereunder written (hereinafter referred to as "the project land").

WHEREAS, all Piece and Parcel of Land bearing Khasra / Survey / Gut No. 145/A of MOUZA – PIPLA, P.S.K. 38 having an area of 1.15 Hectare., Rental Rs. 7.86 held in Occupancy Class-1 Rights, situate at Village – Pipla, within the limits of the Grampanchayat Pipla in Tahsil – NAGPUR (RURAL) and District – NAGPUR, Originally belonged to Shri. Ramji Bangar being his separate property.

The aforesaid Shri. Ramji Bangar left for heavenly abode on 15-05-1982 and consequent upon his death/demise, his aforesaid property devolved upon his 2 sons Shri. Daulatrao Ramaji Bangar and Shri. Manikrao Ramaji Bangar and only daughter Mrs. Shantabai Harishanchandra Ghodeswar by way of intestate succession, being the only legal heirs of the deceased.

The aforesaid Shri. Daulatrao Ramaji Bangar left for heavenly abode on 30-05-1977 and consequent upon his death/demise, his share in the aforesaid property devolved upon his Widow Smt. Shakuntala Daulatrao Bangar, 4 sons Shri. Kishor Daulatrao Bangar, Shri. Subhash Daulatrao Bangar, Shri. Ramesh Daulatrao Bangar and Shri. Ratan Daulatrao Bangar and only daughter Mrs. Shalini Vitthal Ramteke, by way of intestate succession, being the only legal heir of the deceased.

The said Mrs. Shantabai Harishanchandra Ghodeswar lateron relinquished her undivided 1/3rd share and interest in the aforesaid property in favour of her brother Shri. Manikrao Ramaji Bangar, by a duly Registered Deed of Release Dated 17-02-2007.

The aforesaid Shri. Manikrao Ramaji Bangar, Smt. Shakuntala Daultrao Bangar, Shri. Kishor Daulatrao Bangar, Shri. Subhash Daulatrao Bangar, Shri. Ramesh Daulatrao Bangar, Shri. Ratan Daulatrao Bangar and Mrs. Shalini Vitthal Ramteke later on jointly decided to develop the aforesaid property comprising Kh. No. 145/A of MOUZA – PIPLA into a Residential Estate by construction a Multistoried Building thereon consisting of various self contained separate Apartments therein. And accordingly by an Agreement of Development and Sale Dated 17-02-2007, they had jointly entrusted the entire work of Development of the said property to the M/s Arya Planners and Builders, upon several terms and conditions contained therein. In pursuance of the said Agreement the said Shri. Manikrao Ramaji Bangar and others had executed a General Power of Attorney relating to the said property in favour of Shri. T. Rajendra Rao S/o T. Nilkanth Rao, and Babanrao Sitaramji Husukale jointly on 17-02-2007, which is duly registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 4 at Sr. No. 1017 on even date on payment of requisite Stamp Duty of Rs. 60,000/- and Full Registration Fees of Rs. 30,000/- only payable thereon.

The aforesaid land comprising Kh. No. 145/A of Mouza -Pipla is converted for Non-Agricultural Use by the Collector, Nagpur vide his Order Dated 16-09-2013 passed in Revenue Case No. 565/NAP-34/2012-2013.

The said Shri. Manikrao Ramaji Bangar alongwith M/s Arya Planner and Builders lateron prepared a Layout of the said entire land by carving out a Single Plot therein and the said is duly sanctioned and approved by The Executive Engineer (Metro), Nagpur Improvement Trust, Nagpur Vide his Order Dated 20-05-2014 passed in Case No. EE(Metro)/AE-1/716.

By the Development Agreement Dated 17-05-2014 made between the Nagpur Improvement Trust, Nagpur on one part and aforesaid Shri. Manikrao Ramaji Bangar, Smt. Shakuntala Daulatrao Bangar, Shri. Kishor Daulatrao Bangar, Shri. Subhash Daulatrao Bangar, Shri. Ramesh Daulatrao Bangar, Shri. Ratan Daulatrao Bangar and Mrs. Shalini Vitthal Ramteke acting through their duly Constituted Attorney Shri. T. Rajendra Rao S/o t. Nilkanth Rao and Shri. Babanrao Sitaramji Husukale other part the Nagpur Improvement Trust had a also pleased to allot a Piece of land admeasuring 11500 Sq. Mtrs. To develop the land for Residential Group Housing purposes. Out of the said total extent of 11500 Sq. Mtrs. The Net Residents plot area is 7990 Sq. Mtrs.

The aforesaid Shri. Manikrao Ramaji Bangar, Smt. Shakuntala Daulatrao Bangar, Shri. Kishor Daulatrao Bangar, Shri. Subhash Daulatrao Bangar, Shri. Ramesh Daulatrao Bangar, Shri. Ratan Daulatrao Bangar and Mrs. Shalini Vitthal Ramteke acting through their duly Constituted Attorney Shri. T. Rajendra Rao S/o T. Nilkanth Rao and Babanrao Sitaramji Husukale lateron transferred the said property comprising Plot No.19 admeasuring 1310.87 Sq. Mtrs. Being a portion of the entire land bearing Kh. No. 145/A of MOUZA - PIPLA, P.S.K. 38, situated at Village – Pipla within the limits of Grampanchayat Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR by way of Sale to M/s Arya Planners and Builders, a Partnership Firm, the Vendor named hereinabove, by a Sale Deed Dated 20-04-2015, which is duly registered at the Office of the Sub-Registrar, Nagpur-10 in Book No.1 at Sr. No. 3337 on even date.

That thereafter M/S ARYA PLANNERS AND BUILDERS sold the said Plot No.19 to Shri Abhay Shridhar Joshi by virtue of registered sale deed dated 17/05/2022 registered on 18 /05/2022 in the office of Sub Registrar Nagpur No.7 having Registration No. 4078-2022.

That thereafter Shri Abhay Shridhar Joshi sold the said Plot No.19 to the Vendor, by virtue of registered sale deed dated 03/03/2023 registered on the same date in the office of Sub Registrar Nagpur No.7 having Registration No. 2060-2023 As a result therefore the Vendor, has now become an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein.

The proposed building is known and styled as “**SHREE GAJANAN VIHAR - III**” to be constructed as per the sanctioned building plan vide building permit No. जा. क. न. प. बे. पि./नरवि/बांध.पर./206/2023 Dt. 24/05/2023 issued by office of Nagar panchayat besa-pipla

WHEREAS the Property has been already submitted to the Provisions of the MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970, by executing and Registering a **DEED OF DECLARATION** under section 2 in the form-A in the said Act and same is registered in the office of the Joint Sub-Registrar Nagpur No. 7 at Serial No. _____ on _____ . AND

B. The said Land is earmarked for the purpose of building a residential project, comprising a multi-storied Apartment building and the said project shall be known as “**SHREE GAJANAN VIHAR - III**”.

C. The Vendor is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Vendor regarding the said land on which Project is to be constructed have been completed;

D. WHEREAS, the Vendor do hereby state and declare that there are no impediments attached to the said Project Land. There are no any Tenants or illegal encroachment on the said Project Land and the Vendor has clear possession of the said Project Land. The said

Project Land is freehold property and presently for establishing title no separate permission is required to be obtained from Government or any other Authority; AND

E. The proposed building has got the sanctioned building Plan vide building Permit No. **जा. क. न. प. बे. पि./नरवि/बांध.पर./206/2023** Dt. **24/05/2023** issued by office of Nagar panchayat besa-pipla Tah. Nagpur Dist. Nagpur..

F. The Vendor have registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai on ___/___/2023 under Registration No. **P**_____.

G. WHEREAS, the Vendor has entered into a standard Agreement with an Architect “Mahesh Padole & Associates”, registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

WHEREAS, the Vendor have appointed a structural Engineer Ashish Soni for the preparation of the structural design and drawings of the buildings and the Vendor accepts the professional supervision of the Architect and the structural Engineer till the completion of the building;

WHEREAS, Vendor have sole and exclusive right to sell the Apartments in the said building to be constructed by the Vendor on the Project Land and to enter into Agreement/s with the prospective Purchaser/s of the Apartments to receive the sale consideration in respect thereof;

WHEREAS, on demand from the Purchaser, the Vendor have given inspection to the Purchaser of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Vendor's Architect “Mahesh Padole & Associates” and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (*hereinafter referred to as "the said Act"*) and the Rules and Regulations made thereunder. The Purchaser have, prior to the execution hereof perused the Title documents, Building Plans and Specifications of the said Project and the other documents and papers disclosed by the Vendor and satisfied themselves about the title of the Vendor to the said Property and/or right of the Vendor to sell the same on ownership basis. The Purchaser hereby confirms that the Vendor have produced for inspection to the Purchaser, all information and documents and have made full and true disclosure as demanded by the Purchaser and the Purchaser are satisfied with the same and have no further or other information nor disclosure to be required from the Vendor;

WHEREAS, the authenticated copies of Certificate of Title issued by the advocate of the Vendor are provided. Authenticated copies of extract of Property Card showing the nature of the title of the Vendor to the Project Land on which the Apartments are to be constructed have been annexed hereto.

WHEREAS, the authenticated copies of the plans of the Layout and Building Plans as sanctioned and approved by the Administrator, Nagar Panchayat Besa - Pipla have been annexed hereto.

WHEREAS, the Specifications of the Apartment agreed to be purchased by the Purchaser has given in the Schedule 'I'.

WHEREAS, at present the Vendor has got the approvals from the Administrator, Nagar Panchayat Besa - Pipla to the plans for Ground Floor and Seven Upper Floors, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building;

WHEREAS, while sanctioning the said plans Administrator, Nagar Panchayat Besa - Pipla has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Vendor while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building shall be granted by the Administrator, Nagar Panchayat Besa - Pipla.

WHEREAS, the Vendor have dedicate the said Project to the provisions of The Maharashtra Apartment Ownership Act, 1970 and a Deed of Declaration u/s 2 of the said Act has been

executed after utilization of the proposed Floor Space Index. 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 Purchaser and their successors in title;

WHEREAS, the Vendor have accordingly commenced construction of the said building in accordance with the said sanctioned building plans;

WHEREAS, the Purchaser have applied to the Vendor for purchase of Apartment No. ____ situated on the ____ Floor situated in the said Project known and styled as **“SHRI GAJANAN VIHAR III”**.

WHEREAS, the carpet area means the net usable floor area of an Apartment (excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Purchaser), but includes the area covered by the internal partition walls of the apartment.

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.

WHEREAS, prior to the execution of these presents the Purchaser have paid to the Vendor a sum of Rs. ____ /- (Rupees ____ Only), being part payment of the sale consideration of the Apartment agreed to be sold by the Vendor to the Purchaser as advance payment or Application Fee (the payment and receipt whereof the Vendor does hereby admit and acknowledge) and the Purchaser have agreed to pay to the Vendor the balance of the sale consideration in the manner hereinafter appearing;

WHEREAS, under section 13 of the said Act(RERA) the Vendor is required to execute a written Agreement for sale of said Apartment with the Purchaser, being in fact these presents and also to register said Agreement under the Registration Act, 1908;

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Vendor hereby agrees to sell and the Purchaser hereby agrees to purchase the said Apartment.

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

1. THAT, the proposed building is known as **“SHRI GAJANAN VIHAR III”** to be constructed as per the sanctioned building plan vide building Permit No. **जा. क. न. प. बे. पि./नरवि/बांध.पर./206/2023** Dt. **24/05/2023** issued by office of Nagar panchayat besa-pipla Tah. Nagpur Dist. Nagpur.

1.a The Purchaser hereby agrees to purchase from the Vendor and the Vendor hereby agrees to sell to the Purchaser Apartment No. ____ having Carpet Area admeasuring ____ Sq. Mtrs. in the project Known as **“SHRI GAJANAN VIHAR III”** (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed for the total sale consideration of Rs. ____ /- (Rupees ____ Only). **That the Vendor shall provide common still (Covered) and Open Parking area for parking the Vehicles of the Purchaser in the said Scheme as per sanctioned building Plan.**

1.b That the Purchaser has finally chosen to own and posses the said Apartment in the scheme. That the Purchaser has agreed to pay the entire cost of the said Apartment and to pay the Vendor in the following manner :-

MODE OF PAYMENT

a)Rs 5%/- Rupees ____ Only
Paid by Cheque/ Cash, Dt. ____

		Drawn on _____ At the time of Booking Rupees _____ Only Paid by Cheque/ Cash, Dt. _____
b)Rs	20%/-	Drawn on _____ At the time of Agreement Rupees _____ Only agreed to be paid by the purchaser to the Vendor on completion of the plinth of the building in which the said Apartment is located.
c)Rs	15%/-	Rupees _____ Only agreed to be paid by the purchaser to the Vendor on completion of the Ground Floor slab and stilts of the building in which the said Apartment is located.
d)Rs	3.75%/-	Rupees _____ Only agreed to be paid by the purchaser to the Vendor on completion of the First Floor slab of the building in which the said Apartment is located.
e)Rs	3.75%/-	Rupees _____ Only agreed to be paid by the purchaser to the Vendor on completion of the Second Floor slab of the building in which the said Apartment is located.
f)Rs	3.75%/-	Rupees _____ Only agreed to be paid by the purchaser to the Vendor on completion of the Third Floor slab of the building in which the said Apartment is located.
g) Rs	3.75%/-	Rupees _____ Only agreed to be paid by the purchaser to the Vendor on completion of the Forth Floor slab of the building in which the said Apartment is located.
h) Rs	3.75%/-	Rupees _____ Only agreed to be paid by the purchaser to the Vendor on completion of the Fifth Floor slab of the building in which the said Apartment is located.
IRs	3.75%/-	Rupees _____ Only agreed to be paid by the purchaser to the Vendor on completion of the Sixth Floor slab of the building in which the said Apartment is located.
j) Rs	3.75%/-	Rupees _____ Only agreed to be paid by the purchaser to the Vendor on completion of the Seventh Floor slab of the building in which the said Apartment is located.
k)Rs	3.75%/-	Rupees _____ Only agreed to be paid by the purchaser to the Vendor on completion of the Eighth Floor slab of the building in which the said Apartment is located.
l)Rs	5%/-	Rupees _____ Only agreed to be paid by the purchaser to the Vendor on completion of the wall, internal plaster, floorings, doors,& windows of the building in which the said Apartment is located.
l)Rs	5%/-	Rupees _____ Only agreed to be paid by the purchaser to the Vendor on completion of the Sanitary Fitting & staircase of the building in which the said Apartment is located.
m)Rs	5%/-	Rupees _____ Only agreed to be paid by the purchaser to the Vendor on completion of the External Plumbing & External Plaster Elevation, terraces with waterproofing of the building in which the said Apartment is located.
n)Rs	10%/-	Rupees _____ Only agreed to be paid by the purchaser to the Vendor on completion of the water pump electrical fitting, electro, mechanical and environmental requirements, plinth protection etc. of the building in which the said Apartment is located.

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o)Rs. 5%/-	Rupees _____ Only at the time of possession , Sale deed
Rs. _____/-	Rupees _____ Only Total Consideration of Apartment

1(c) That out of the said total sale consideration the Purchaser have paid an amount of Rs. _____ /- (Rupees _____ Only) By Cheques/RTGS time to time to the Vendor up to the date of this agreement a receipt whereof the Vendor does hereby acknowledge.

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

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 Vendor undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, cost, or levies imposed by the competent authorities etc., the Vendor shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.

1(f) The Vendor may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Purchaser by discounting such early payments @ ____% per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Purchaser by the Vendor.

1(g) The Vendor shall confirm the final carpet area that has been allotted to the 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. The total price payable for the carpet area shall be recalculated upon confirmation by the Vendor. If there is any reduction in the carpet area within the defined limit then Vendor shall refund the excess money paid by 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 Purchaser. If there is any increase in the carpet area allotted to Purchaser, the Vendor shall demand additional amount from the 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 Purchaser authorizes the Vendor 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 Vendor may in its sole discretion deem fit and the Purchaser undertakes not to object/demand/direct the Vendor to adjust his payments in any manner.

Note: Each of the instalments mentioned in the sub clause (ii) and (iii) shall be further subdivided into multiple instalments linked to number of basements/podiums/floors in case of multi-storied building /wing.

The Vendor 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 Purchaser, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

Time is essence for the Vendor as well as the Purchaser. The Vendor shall abide by the time schedule for completing the project and handing over the Apartment to the Purchaser and the common areas to the association of the Purchasers after receiving the

occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Purchaser shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Vendor as provided in clause 1 (c) herein above. (“Payment Plan”).

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

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

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

4. Provided that, Vendor shall give notice of fifteen days in writing to the Purchaser, by Registered Post AD at the address provided by the Purchaser and mail at the e-mail address provided by the 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 Purchaser fails to rectify the breach or breaches mentioned by the Vendor within the period of notice then at the end of such notice period, Vendor shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Vendor shall refund to the Purchaser (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Vendor) within a period of thirty days of the termination, the instalments of sale consideration of the Apartment which may till then have been paid by the Purchaser to the Vendor.

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

6. The Vendor shall give possession of the Apartment to the Purchaser on or before. 31st . day of Dec. 2026. If the Vendor fails or neglects to give possession of the Apartment to the Purchaser on account of reasons beyond his control and of his agents by the aforesaid date then the Vendor shall be liable on demand to refund to the Purchaser the amounts already received by him 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 Vendor received the sum till the date the amounts and interest thereon is repaid.

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

- (i) war, civil commotion or act of God ;
- (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

5.1 Procedure for taking possession - The Vendor, upon obtaining the occupancy certificate from the competent authority and the payment made by the Purchaser as per the agreement shall offer in writing the possession of the Apartment, to the Purchaser in terms of this Agreement to be taken within 3 (three months from the date of issue of such notice and the Vendor shall give possession of the Apartment to the Purchaser. The Vendor agrees and undertakes to indemnify the Purchaser in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Vendor. The Purchaser agree(s) to pay the maintenance charges as determined by the Vendor or association of Purchasers, as the case may be. The Vendor on its behalf shall offer the possession to the Purchaser in writing within 7 days of receiving the occupancy certificate of the Project.

The Purchaser shall take possession of the Apartment within 15 days of the written notice from the Vendor to the Purchaser intimating that the said Apartments are ready for use and occupancy:

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

If within a period of five years from the date of handing over the Apartment to the Purchaser, the Purchaser brings to the notice of the Vendor 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 Vendor at his own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Vendor, compensation for such defect in the manner as provided under the Act.

5. The Purchaser shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence He shall use the parking space only for purpose of keeping or parking vehicle.

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

The Vendor 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/Vendor and/or

the owners in the said structure of the Building or wing in which the said Apartment is situated.

The Vendor 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 /Vendor and / or the owners in the project land on which the building with multiple wings or buildings are constructed.

Within 15 days after notice in writing is given by the Vendor to the Purchaser that the Apartment is ready for use and occupancy, the 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, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Purchaser shall pay to the Vendor such proportionate share of outgoings as may be determined. The Purchaser further agrees that till the Purchaser's share is so determined the Purchaser shall pay to the Vendor provisional monthly contribution of Rs. 3000/- per month towards the outgoings. The amounts so paid by the Purchaser to the Vendor shall not carry any interest and remain with the Vendor until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Vendor to the Society or the Limited Company, as the case may be.

7. The Purchaser shall on or before delivery of possession of the said premises keep deposited with the Vendor, the following amounts :-

1. Rs. for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.
2. Rs. for formation and registration of the Society or Limited Company/Federation/ Apex body.
3. Rs. for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body
4. Rs.for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body.
5. Rs..... For Deposit towards Water, Electric, and other utility and services connection charges &
6. Rs _____for deposits of electrical receiving and Sub Station provided in Layout

8. The Purchaser shall pay to the Vendor a sum of Rs. for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Vendor 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.

9. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Purchaser shall pay to the Vendor, the 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 Purchaser shall pay to the Vendor, the 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.

10.REPRESENTATIONS AND WARRANTIES OF THE VENDOR

The Vendor hereby represents and warrants to the Purchaser as follows:

- i. The Vendor 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 Vendor 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 Vendor 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 Vendor 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 Purchaser created herein, may prejudicially be affected;
 - vii. The Vendor 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 Purchaser under this Agreement;
 - viii. The Vendor confirms that the Vendor is not restricted in any manner whatsoever from selling the said Apartment to the Purchaser in the manner contemplated in this Agreement;
 - ix. At the time of execution of the conveyance deed of the structure to the association of Purchasers the Vendor shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Purchasers;
 - x. The Vendor has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
 - xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Vendor in respect of the project land and/or the Project except those disclosed in the title report.
11. The Purchaser/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Vendor as

follows :-

- i. To maintain the Apartment at the 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. 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 Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.
- iii. To carry out at 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 Vendor to the 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 Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good 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 Vendor and/or the Society or the Limited Company.
- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.
- vi. Pay to the Vendor within fifteen days of demand by the Vendor, 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.
- vii. 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 Purchaser for any purposes other than for purpose for which it is sold.

viii. The 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 Purchaser to the Vendor under this Agreement are fully paid up.

ix. The Purchaser shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the 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 Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the 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.

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

xi. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, the Purchaser shall permit the Vendor and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

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

13. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The 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 Vendor until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

14. VENDOR SHALL NOT MORTGAGE OR CREATE A CHARGE

After the Vendor 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 Purchaser who has taken or agreed to take such Apartment.

15. BINDING EFFECT

Forwarding this Agreement to the Purchaser by the Vendor does not create a binding obligation on the part of the Vendor or the Purchaser until, firstly, the 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 Purchaser and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Vendor. If the Purchaser(s) fails to execute and deliver to the Vendor this Agreement within 30 (thirty) days from the date of its receipt by the Purchaser and/or appear before the Sub-Registrar for its registration as and when intimated by the Vendor, then the Vendor shall serve a notice to the Purchaser for rectifying the default,

which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchaser, application of the Purchaser shall be treated as cancelled and all sums deposited by the Purchaser in connection therewith including the booking amount shall be returned to the Purchaser without any interest or compensation whatsoever.

16.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.

17. RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties.

18.PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER/ SUBSEQUENT 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 Purchasers of the [Apartment/Plot], in case of a transfer, as the said obligations go along with the [Apartment/Plot] for all intents and purposes.

19. 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.

20. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

Wherever in this Agreement it is stipulated that the Purchaser has to make any payment, in common with other 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 Apartments in the Project.

21. 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.

22. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Vendor through its authorized signatory at the Vendor's Office, or at some other place, which may be mutually agreed between the Vendor and the Purchaser, _____ in after the Agreement is duly executed by the Purchaser and the Vendor 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 _____ .

23. The Purchaser and/or Vendor shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within

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

- a) STRUCTURE : Earthquake resistance R. C. C. frame structure
- b) KITCHEN : Granite platform with one stainless steel sink designer tiles dado up to 2 fts. above kitchen platform Vitrified tiles
- c) Electrification : concealed copper wiring with circuit breakers (ISI Marked). Adequate electrical points with modular switches, TV Point in living room, AC Points in bed rooms, Aqua guard point in kitchen, Geyser point in toilet /bathroom, Kitchen chimney electric point
- d) POP: Decorative POP in hall
- e) Door & Windows : Wooden door frame for main door with polished veneer. Powder coated aluminum sliding windows. Flush doors in toilet and other room with RCC frame.
- f) Toilets/ Bathrooms : Toilet/ bathroom sanitary fittings of jaguar (ESSCO) or equivalent brand. CP fitting of Jaguar (ESSCO) or equivalent brand. Anti-skid floor tiles in toilet. Toilet walls tiles up to 7 ft. height.
- g) Waterproofing : Adequate waterproofing in toilet and kitchen balcony with injecting grouting and brick bath koba.
- h) Internal flooring : 2' X 2' vitrified tiles flooring in all rooms. Anti-skid flooring in terrace / balcony .

- i) Staircase lobby : Step finished by granite and vitrified tiles. S.S. steel railing. Kota stone flooring in lobby area.
- j) Parking : Adequate parking space provided. Interlocking block flooring.
- k) Water : Adequate storage with bore well and corporation water.
- l) Painting : Inside wall OBD painting with putty. External paint with ACE/ Weather Shield.
- m) Lift : Automatic lifts of Johnson/ Kone/ Otis or similar make with power back-up.

Amenities and Common Facilities

- 1) Society Office
- 2) Servant Toilet
- 3) Rain Harvesting and as mentioned in Building Sanction Plan.

SCHEDULE 'II'
DESCRIPTION OF THE PROPERTY

All that piece and parcel of Plot No. 19 admeasuring 1310.87 Sq. Mtrs. (i.e. 14110.20 Sq. Fts.) out of the sanctioned layout known and styled as “MAHALAXMI NAGAR - 14” carved on the land bearing Khasara No. 145/A of Mouza - Pipla, P.S.K. 38, , situated at Village – Pipla, within the limits of Grampanchayat Pipla in Tahsil - Nagpur (Rural) and District – Nagpur and bounded as under :-

On the East by	:	Khasara No. 145-B
On the West by	:	9.00 Mtrs. wide Road
On the North by	:	Open Space
On the South by	:	Plot Nos. 17 & 18

SCHEDULE 'III'
DESCRIPTION OF APARTMENT TO BE SOLD

All that **Residential** Apartment No. _____ on _____ floor known and styled as “**SHRI GAJANAN VIHAR III**”, having Carpet area of _____ **Sq. Mtrs.** Built up area of _____ **Sq. Mtrs.**, together with variable _____ % undivided share and interest in the total area of the land admeasuring 1310.87 Sq. Mtrs. (i.e. 14110.20 Sq. Fts.) out of the sanctioned layout known and styled as “MAHALAXMI NAGAR - **14**” carved on the land bearing Khasara No. 145/A of Mouza - Pipla, P.S.K. 38, situated at Village – Pipla, within the limits of Grampanchayat Pipla in Tahsil - Nagpur (Rural) and District – Nagpur and bounded as under :

On the East by	---	_____
On the West by	---	_____
On the North by	---	_____
On the South by	---	_____

I, Advocate Kishor Shivilaji Gautam, Reshimbag, Nagpur, Mobile No. 9422119476 do hereby state that this AGREEMENT FOR SALE is drafted by me as per instructions and documents provided by my client **SHRI GAJANAN BUILDERS & DEVELOPERS**, Nagpur.

“ श्री ”

=17=

IN Witness whereof the parties thereto have set their respective hand signed this Agreement for sale on the date first above written in the presence of the attesting witnesses:-

WITNESSES:-

SHRI GAJANAN BUILDERS & DEVELOPERS
Partners ;

1) _____

1) **SHRI RAJENDRA V. NAKADE**

2) **SHRI ANIL M. NASARE**

3) **SHRI KAMLESH S. KHANORKAR**

4) **SHRI DILIP J. MATHANKAR**
VENDORS

2) _____

SHRI _____
PURCHASER