Annexure 'A'
Model Form of Agreement to be entered into between Promoter and Allottee(s)
(See rule 10(1))

Agreement to sale

This Agreement to sale is made at Aurangabad on this.....day of August in the year Two Thousand and seventeen between :

Mr Anil Laxmikant Deshmukh
Age: 48 years, Occu: Service
R/o. Shivaji Nagar, CIDCO, Aurangabad,
Through its Power of Attorney

M/s. Vatsala Builders & Developers
A partnership firm having its office at
Shivaji Nagar, CIDCO, Aurangabad,
through its Partner
Sow. Vaishali Anil Deshmukh
Age: 42 years, Occu: Business
R/o. 12th scheme, Shivaji nagar,
CIDCO, Garkheda parisar, Aurangabad
PAN NO.

Hereinafter called as VENDOR/ PROMOTER/ BUILDER/ DEVELOPER/ PARTY OF THE FIRST PART

IN FAVOUR OF

Mr.
Age: years, Occu: Service
PAN NO.

Mrs
Age: years, Occu: Housewife
PAN NO.
Both R/o.: _____
_____
Aurangabad.

(Hereinafter called as "**ALLOTTEE/PURCHASERS** which expression shall mean and include all their heirs, successors, legal representatives, executors, administrators and assignees). PARTY OF THE SECOND PART

hereinafter referred to as " the Allottee /Purchaser" / PARTY OF THE SECOND PART :

Title of the property :

01) WHEREAS from the perusal of Mutation entry no. 16431 dtd. 01.09.2009 that by family partition Mr. Latifkhan Ajijkhan has given/distributed land to his two sons of

Mr. Shafikkhan Latifkhan & Mr. Rafiqkhan Latifkhan in respect of land adm. 40 R each forming part of Gut No. 90/1, situated at village satara, with limit of Municipal Corporation, Tq. & Dist. Aurangabad. The competent Revenue Authority has sanctioned mutation entry in favour of the sons and their names are recorded as owner and possessor of land for 40 R each.

02) AND WHEREAS from perusal of N.A. Order dtd. 18.12.2009 issued by Collector, Aurangabad and sanctioned layout plan dated 11.11.2009 issued by Town planning Officer, Aurangabad fringe area project CIDCO, New Aurangabad, it appears that the owner Mr. Shafik Khan Latifkhan applied to the Collector, Aurangabad for conversion of land into Non-Agriculture purpose for residential use in respect of 40 R land out of which plotted area is 2632.408 sq. mtrs.

03) AND WHEREAS, Mr. Shafik khan Latif khan sold plot No. 6, admeasuring 366.272 sq. mtrs. forming part of Gut No.90/1, situated village Satara, Tal. & Dist. Aurangabad to Sow. Chanda Gaurishankar Tapdiya under registered sale deed No. 1501/2010 dated 25.02.2010. The competent Revenue Authority sanctioned the mutation entry No. 18279 and her name is recorded in the 7/12 extract as owner and possessor of the plot. Further there was some error in respect of the boundaries and therefore the parties to the sale deed have executed correction deed No. 2103/2010 dated 18.03.2010 correcting the error in sale deed No. 1501/2010 dated 25.02.2010. The boundaries are accordingly corrected and there is no dispute about the same.

04) AND WHERES, Sow. Chanda Gaurishankar Tapadiya sold the said plot No. 6 to M/s. Akar Builder & Developer through its partner, (1) Shri. Kautak Ashok Agrawal and others under registered sale deed No. 3201/2011 dated 22.06.2011. The competent Revenue Authority sanctioned the mutation entry No. 21576 in favour of M/s. Akar Builders & Developers and its partners and their name is recorded in 7/12 extract as owner and possessor of the plot.

05) AND WHEREAS, M/s. Akar Builders & Developers through its partners (1) Shri. Kautak Ashok Agrawal (2) Shri. Anand Omprakash Bhageriya & (3) Sow. Neha Shailesh Ravaka sold the plot No. 6 to Mr. Anil Laxmikant Deshmukh under registered sale deed No. 1488/2016 dated 13.04.2016. The competent Revenue Authority has sanctioned the mutation entry No.30137 in favour of Mr. Anil Laxmikant Deshmukh and his name is recorded as owner and possessor of the plot.

06) AND WHEREAS, Mr. Anil Laxmikant Deshmukh executed the Development Agreement and Irrevocable power of attorney in favour of M/s. Vatsala Builders & Developers - a proprietary firm. The documents are registered at the office of Sub-Registrar, Aurangabad on payment of requisite stamp duty and registration fees having registration No. 3117 and 3118 dated 24.07.2017 thereby giving powers for development of property and sale thereof to M/s. Vatsala Builders & Developers.

07) AND WHEREAS builder / developer has executed and registered deed of declaration u/s. 2A, of Maharashtra Apartment Ownership Act and submitted the building to the provisions of said Act. The deed of declaration is registered at day book sr. No. 2776 dated 29.07.2017.

08) AND WHEREAS, Shri Anil Laxmikant Deshmukh is having clear, legal and marketable title and is peacefully in possession of the said plot, which is free from all encumbrances and M/s. Vatsala Builders & Developers have obtained development rights in respect of the said plot. Except the charge of Shri Mangalnath Multistate Co-operative Credit society Ltd. Majalgaon, no other charges are found recorded against the said plot.

(vi) Details of mortgage or lien or charge on the said property.)

09) AND WHEREAS, as per the documents placed before us, and e-search taken from records of Department of Registration & stamp web site, it appears that M/s. Vatsala Builders & Developes have obtained loan from M/s. Mangalnath Multistate Co-operative Credit Society Ltd. Majalgaon, branch at Aurangabad and created the charge on the property i.e. plot No. 6 by executing registered mortgage deed NO. 7051 dated 24.07.2014. Except the above charge, no encumbrances are found recorded against said plot.

AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove. The Vendor/Promoter is in possession of the project land since the date of purchase.

AND WHEREAS the Promoter has proposed to construct on the project land "WAMANANAND APPARTMENT" having two buildings consisting of total 09 flats.

AND WHEREAS the Allottee / Purchaser is offered an Apartment bearing number _____ on the ____ floor, (herein after referred to as the said "Apartment") in the

_____ wing of the Building called _____ (herein after referred to as the said "Building") being constructed in the _____phase of the said project, by the Promoter.

AND WHEREAS the Promoter / Builder / Developer 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 / Builder / Developer has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at _____ no_____; authenticated copy is attached in Annexure 'F';

AND WHEREAS the Promoter / Builder / Developer has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

AND WHEREAS by virtue of the sale deed in respect of the plots, Promoters have exclusive right to sell the Apartments in the said building/s to be constructed by the Promoter / Builder / Developer on the project land and to enter into Agreement/s with the Allottee/Purchaser(s)/s of the Apartments to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the Allottee/Purchaser, the Builder/Developer/Promoter has given inspection to the Allottee/Purchaser of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects Mr. Lokhande, 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;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter / Builder / Developer, authenticated copies of 7/12 extract or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter / Builder / Developer to the project land on which the Apartments are constructed or are 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 City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO ltd.) 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 / Builder / Developer and according to which the construction of the buildings is proposed to be provided for on the said project have been annexed hereto and marked as Annexure C-2,

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

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

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

AND WHEREAS the Promoter / Builder / Developer has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

AND WHEREAS the Allottee / Purchaser has applied to the Promoter / Builder / Developer for allotment of an Apartment No. ..... on .....floor in wing ____ situated in the building No. ..... being constructed in the _____ phase of the said Project,

AND WHEREAS the carpet area of the said Apartment is _____ square meters and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee / Purchaser or

verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee / Purchaser, but includes the area covered by the internal partition walls of the apartment.

AND WHEREAS, the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS, prior to the execution of these presents the Allottee / Purchaser has paid to the Promoter / Builder / Developer a sum of Rs..... (Rupees .....) only, being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee / Purchaser as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee / Purchaser has agreed to pay to the Promoter / Builder / Developer 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 the Real Estate Regulatory Authority at no. ;

AND WHEREAS, under section 13 of the said Act the Promoter / Builder / Developer is required to execute a written Agreement for sale of said Apartment with the Allottee / 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 Promoter hereby agrees to sell and the Allottee / Purchaser hereby agrees to purchase the (Apartment) and the garage/covered parking(if applicable)

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

1. The Vendor / Promoter / Builder shall construct the said building/s consisting of ..... ground/stilt/first/ second ..... and ..... upper floors on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Vendor / Promoter / Builder shall have to obtain prior consent in writing of the Allottee / Purchaser in respect of variations or modifications which may adversely affect the Apartment of

the Allottee / Purchaser except any alteration or addition required by any Government authorities or due to change in law.

1.a (i) The Allottee/Purchaser hereby agrees to purchase from the Vendor / Promoter / Builder and the Promoter hereby agrees to sell to the Allottee/Purchaser Apartment No. ..... of the type ..... of carpet area admeasuring ..... sq. metres on ..... floor in the building _____/wing (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked Annexures C-1 and C-2 for the consideration of Rs. ..... including Rs. ..... being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith. (the price of the Apartment including the proportionate price of the common areas and facilities and parking spaces should be shown separately).

(ii) The Allottee / Purchaser hereby agrees to purchase from the Vendor / Promoter / Builder and the Vendor / Promoter / Builder hereby agrees to sell to the Allottee / Purchaser garage bearing Nos ____ situated at _____ Basement and/or stilt and /or ____podium being constructed in the layout for the consideration of Rs. _____/-

(iii) The Allottee / Purchaser hereby agrees to purchase from the Vendor / Promoter / Builder and the Vendor / Promoter / Builder hereby agrees to sell to the Allottee / Purchaser covered parking spaces bearing Nos ____ situated at _____ Basement and/or stilt and /or ____podium being constructed in the layout for the consideration of Rs. _____/-.

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

1(c) The Allottee / Purchaser 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 .....) in the following manner :-

i. Amount of Rs...../-(.....) (not exceeding 30% of the total consideration) to be paid to the Vendor / Promoter / Builder after the execution of Agreement.

ii. Amount of Rs...../-(.....) (not exceeding 45% of the total consideration) to be paid to the Vendor / Promoter / Builder on completion of the Plinth of the building or wing in which the said Apartment is located.

iii. Amount of Rs...../-(.....) (not exceeding 70% of the total consideration) to be paid to the Vendor / Promoter / Builder on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located.

iv. Amount of Rs...../-(.....) (not exceeding 75% of the total consideration) to be paid to the Vendor / Promoter / Builder on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.

v. Amount of Rs...../- (.....) (not exceeding 80% of the total consideration) to be paid to the Vendor / Promoter / Builder on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.

vi. Amount of Rs...../-(.....) (not exceeding 85% of the total consideration) to be paid to the Vendor / Promoter / Builder on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located..

vii. Amount of Rs...../-(.....) (not exceeding 95% of the total consideration) to be paid to the Vendor / Promoter / Builder on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.

viii. Balance Amount of Rs...../-(.....) against and at the time of handing over of the possession of the Apartment to the Allottee / Purchaser on or after receipt of occupancy certificate or completion certificate.

1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Vendor/Promoter / Builder by way of G.S.T. or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Vendor / Promoter/Builder) 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 / Promoter / Builder 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 Vendor / Promoter / Builder shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee / Purchaser, which shall only be applicable on subsequent payments.

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

1(g) The Vendor / Promoter / Builder 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. The total price payable for the carpet area shall be recalculated upon confirmation by the Vendor / Promoter / Builder. If there is any reduction in the carpet area within the defined limit then Vendor / Promoter / Builder 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 Vendor / Promoter / Builder 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 authorizes the Vendor/Promoter/ Builder 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/Promoter/Builder may in its sole discretion deem fit and the Allottee/Purchaser undertakes not to

object/demand/direct the Vendor / Promoter / Builder to adjust his payments in any manner.

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

2.1 The Promoter / Builder / Developer 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 Apartment.

2.2 Time is essence for the Vendor/Promoter/Builder as well as the Allottee/Purchaser. The Promoter 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 or both, as the case may be.
Similarly, the Allottee / 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 Promoter as provided in clause 1 (c) herein above. ("Payment Plan").

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is _____ square meters only and Promoter 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 Promoter has disclosed the Floor Space Index of ____ as proposed to be utilized by him 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 by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

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

4.2 Without prejudice to the right of Vendor / Promoter / Builder 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 Vendor / Promoter / Builder 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 Vendor / Promoter / Builder shall at his own option, may terminate this Agreement:

Provided that, Vendor / Promoter / Builder 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 mentioned by the Vendor / Promoter / Builder within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Vendor / Promoter / Builder shall refund to the Allottee / Purchaser (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Vendor / Promoter / Builder) 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.

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 / Promoter / Builder in the said building and the Apartment as are set out in Annexure 'E', annexed hereto.

6. The Vendor / Promoter / Builder shall give possession of the Apartment to the Allottee / Purchaser on or before..... day of .....20___. If the Promoter 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 Vendor / Promoter / Builder shall be liable on demand to refund to the Allottee / 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 Promoter received the sum till the date the amounts and interest thereon is repaid. Provided that the Vendor / Promoter / Builder shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of –

(i) war, civil commotion or act of God ;

(ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

7.1 **Procedure for taking possession** - The Vendor / Promoter / Builder, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee / Purchaser as per the agreement shall offer in writing the possession of the Apartment, to the Allottee / Purchaser in terms of this Agreement to be taken within 3 (three months from the date of issue of such notice and the Promoter shall give possession of the Apartment to the Allottee / Purchaser. The Vendor / Promoter / Builder 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 Vendor / Promoter / Builder. The Allottee / Purchaser agree(s) to pay the maintenance charges as determined by the Vendor / Promoter / Builder or association of Allottee / Purchasers, as the case may be. The Vendor / Promoter / Builder on its behalf shall offer the possession to the Allottee / Purchaser in writing within 7 days of receiving the occupancy certificate of the Project.

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

7.3 **Failure of Allottee / Purchaser to take Possession of Apartment:** Upon receiving a written intimation from the Vendor / Promoter / Builder as per clause 8.1, the Allottee / Purchaser shall take possession of the Apartment from the Vendor / Promoter / Builder by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Vendor / Promoter / Builder 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 8.1 such Allottee / Purchaser shall continue to be liable to pay maintenance charges as applicable.

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

8. The Allottee / 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 garage or parking space only for purpose of keeping or parking his own vehicle.

9. The Allottee / Purchaser along with other Allottee / Purchaser(s)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 / Promoter / Builder 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 byelaws of the proposed Society and duly fill in, sign and return to the Vendor / Promoter / Builder within seven days of the same being forwarded by the Vendor / Promoter / Builder to the Allottee / Purchaser, so as to enable the Vendor / Promoter / Builder to register the common organization of Allottee / Purchaser. No objection shall be taken by the

Allottee / 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.

9.1 The Vendor / Promoter / Builder 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/Owner/Promoter in the said structure of the Building or wing in which the said Apartment is situated.

9.2 The Vendor / Promoter / Builder 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/ Owner/Promoter in the project land on which the building with multiple wings or buildings are constructed.

9.3 Within 15 days after notice in writing is given by the Vendor / Promoter / Builder 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, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee / Purchaser shall pay to the Vendor / Promoter / Builder 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 Vendor / Promoter / Builder provisional monthly contribution of Rs. ..... per month towards the outgoings. The amounts so paid by the Allottee / Purchaser to the Promoter shall not carry any interest and remain with the Vendor / Promoter / Builder until a conveyance/assignment 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 / Promoter / Builder to the Society or the Limited Company, as the case may be.

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

(i) Rs. ..... for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.

(ii) Rs. ..... for formation and registration of the Society or Limited Company/Federation/ Apex body.

(iii) Rs. ..... for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body

(iv) Rs. ……for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body.

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

(vi) Rs _____ for deposits of electrical receiving and Sub Station provided in Layout

11. 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 Vendor / Promoter / Builder 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.

12. 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 Vendor / Promoter / Builder, 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.

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

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

i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;

ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;

iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;

iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;

v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

vi. The Vendor / Promoter / Builder 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 / Promoter / Builder 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 Vendor / Promoter / Builder confirms that the Vendor / Promoter / Builder is not restricted in any manner whatsoever from selling the said Apartment to the Allottee / 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 Allottee / Purchasers the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the structure to the Association of the Allottee / Purchasers;

x. The Vendor / Promoter / Builder 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 / Promoter / Builder in respect of the project land and/or the Project except those disclosed in the title report.

14. The Allottee / Purchaser/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Vendor / Promoter / Builder 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. 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.

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 / Promoter / Builder 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.

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 / Promoter / Builder 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.

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

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

ix. 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/ Builder / Developer under this Agreement are fully paid up.

x. The Allottee / 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 Allottee / 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.

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

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

15. The Vendor / Promoter / Builder shall maintain a separate account in respect of sums received by the Vendor / Promoter / Builder from the Allottee / 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.

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

17. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

After the Promoter executes this Agreement he shall not mortgage or create a charge on the 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 Vendor / Promoter / Builder does not create a binding obligation on the part of the Vendor / Promoter / Builder 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 Vendor / Promoter / Builder.

If the Allottee / Purchaser(s) fails to execute and deliver to the Vendor / Promoter / Builder 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 Vendor / Promoter / Builder, then the Vendor / Promoter / Builder 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, 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 ALLOTTEES

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent 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 Apartments in the Project.

24. FURTHER ASSURANCES

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

25. PLACE OF EXECUTION

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

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

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

Name of Allottee / Purchaser
(Allottee / Purchaser's Address)

Notified Email ID:_____

M/s. Vatsala Builders & Developers, a proprietary firm having its office at Shivaji nagar, CIDCO, Aurangabad or its partners at the address mentioned in title clause E-mail : _____

It shall be the duty of the Allottee / Purchaser and the Vendor / promoter / Builder 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 Vendor / promoter / Builder or the Allottee / Purchaser, as the case may be.

28. JOINT ALLOTTEES

That in case there are Joint Allottees/ Purchasers all communications shall be sent by the Vendor / Promoter / Builder 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 Allottees / Purchasers.

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

30. Dispute Resolution :- Any dispute between parties shall be settled amicably or through Arbitration / conciliation proceedings**.** In case of failure to settled the dispute amicably, which shall be referred to the Real Estate Regulation Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

31. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Aurangabad courts will have the jurisdiction for this Agreement.

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

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

Sr. No.	Extent of Area	Location	Boundaries.
01.	N. A. Plot adm. 366.272 sq. mtrs.	N.A. sanctioned layout plot no. 6, forming part of Gut no. 90/1, situated at Village. Satara , within the local limits of Aurangabad Municipal Corporation, Aurangabad.	North- 6.00 mtrs. wide road. South-6.00 mtrs. wide road. East–open space. West- 6.00 mtrs. wide road.

Second Schedule Above Referred to

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

01) Compound wall with security gate.

02) Paived internal area and parking lots.

03) Lift of reputed brand.

04) Two numbers bore well along with Electric Motor fitted thereon for water. (The vendor/Builder/Developer does not give guarantee of sufficiency of Water in the bore well as it depends on rain fall.

05) ----------

SIGNED AND DELIVERED BY THE WITHIN NAMED
Allottee /Purchaser : (including joint buyers)

(1) ----------

(2) ----------

SIGNED AND DELIVERED BY THE WITHIN NAMED

VENDOR/BUILDER/DEVELOPER
M/s. Gurulaxmi Builders – a Partnership firm through its partners:

01) Mr. Rahul Vilasrao Sant.

02) Mr. Shaikh Asif Shaikh Guni

03) Mr. Anil Bhagwanrao Waghmare

In presence of WITNESSES:

01) Name
Address.:-
Signature _____ _

02) Name
Address:-
Signature _____

SCHEDULE 'A' (Description of the apartment under agreement)

All the piece and parcel of the property i.e. Flat No. -------- admeasuring --------- sq.mtr. carpet area on ----------floor in A/B Wing of WAMANAND APPARTMENT constructed on Plot No. 6, land Gut No. 90/1, village Satara, Tal. & Dist. Aurangabad within local limits of Aurangabad Municipal Corporation, Aurangabad and the said flat is bounded by :- East – -------- , West – ---------- South – ---------- and North – ----------.

(Describe parking if separately allotted/given.)

SCHEDULE 'B' FLOOR PLAN OF THE APARTMENT – Annexed herewith.

ANNEXURE – A – (Copy of Search/Title Report is annexed with agreement.)

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

ANNEXURE –C-1 (Authenticated copies of the plans of the Layout as approved by the concerned Local Authority)

ANNEXURE - C-2 (Authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project)

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

ANNEXURE – E (Specification and amenities for the Apartment),

Doors and windows :	Decorative main door Good quality water proof doors 3 track powder coated aluminium windows Marble door frames to toilets
Flooring :	24x24 " vetrified designer tiles 12x12" anti skid tiles in terraces
Kitchen :	Granite kitchen platform Stainless steel sink Tiles upto lintel lavel Provision for water purifier Provision for washing machine Provision for exhaust fan and geyser
Toilets :	Anti skid floor tiles Tiles upto lintel level Health faucet for EWC Wall mixer point Provision for boiler and exhaust fan
Electrical :	Adquqate electrical points Circuit breaker to all flats Provision for inverter point Brandes switches and wires Provision for AC point in Hall and Bedroom Provision for washing machine point
Painting :	Internal oil bond distemper External water based emulsion paint

ANNEXURE –F (Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority) Received of and from the Allottee/Purchaser above named the sum of Rupees ..... on execution of this agreement towards Earnest Money Deposit or application fee I say received.