

the building in which the Unit is situated, including entrance of the building in which the Unit is situated and in case any damage is caused to the building in which the Unit is situated or the Unit on account of negligence or default of the Unit Purchaser in this behalf, the Unit Purchaser shall be liable for the consequences of the breach.

(c) To carry out at his own cost all internal repairs to the said Unit and maintain the Unit in the same condition, state and order in which it was delivered by the Promoter/Developer to the Unit Purchaser and shall not do or suffer to be done anything in or to the building in which the Unit is situated or the Unit 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 Unit Purchaser committing any act in contravention of the above provision, the Unit Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

(d) Not to demolish or cause to be demolished the Unit or any part thereof, nor at any time make or cause to be made any addition or alteration of whatsoever nature in or to the Unit or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Unit is situated and shall keep the portion, sewers, drains and pipes in the Unit 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 Unit is situated and shall not chisel or in any other manner cause damage to columns, beams, walls slabs or RCC, Partis or other structural members in the Unit without the prior written permission of the Promoter/Developer and/or the Association of Unit Owners.

(e) Not to do or permit to be done any act or thing which may render void or voidable any insurances of the said land and the building in which the Unit is situated or any part thereof whereby any increased premium shall become payable in respect of the insurance.

(f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Unit in the compound or any portion of the said land and the building in which the Unit is situated.

(g) 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 Unit by the Purchaser to any purposes other than for residential purpose.

(h) The Unit 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 Unit until all the dues payable by the Unit Purchaser to the Promoter/Developer under this Agreement are fully paid up and only if the Unit Purchaser had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Unit Purchaser has intimated in writing to the Promoter/Developer.

(i) The Unit Purchaser shall observe and perform all the rules and regulations which the Association of Unit Owners may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Unit s 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 Unit Purchaser shall also observe and perform all the stipulations and conditions laid down by the Association of Unit Owners regarding the occupation and use of the Unit in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

(j) Till the execution of registered Sale Deed of all the Apartment/Units/Unit s the building in which Unit is situated is executed the Unit Purchaser shall permit the Promoter/Developer and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter and upon the said land and buildings or any part thereof to view and examine the state and condition thereof.

27. The Promoter/Developer shall maintain a separate account in respect of sums received by the Promoter/Developer from the Unit Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Association of Unit Owners or towards the outgoings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

28. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Unit s or of the said Plot and Building or any part thereof. The Unit Purchaser shall have no claim save and except in respect of the Unit hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation space, will remain the property of Promoter/Developer until the formation of Association of Unit Owners.

29. Any delay tolerated or indulgence shown by the Promoter/Developer in enforcing the terms of this Agreement or any forbearance or giving of time to the Unit Purchaser by the Promoter/Developer shall not be construed as a waiver on the part of the Promoter/Developer of any breach or non-compliance of any of the terms & conditions of this Agreement by the Unit Purchaser nor shall the same in any manner prejudice the rights of the Promoter/Developer.

30. The Unit Purchaser and/or Promoter/Developer shall present this Agreement for its proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter/Developer will attend such office and admit execution thereof.



31. All notices to be served on the Unit Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Unit Purchaser by Registered Post A.D./ Under Certificate of posting at his/her address specified below or shall serve the said communication through email:

1. Mr. -----
R/o -----

2. Mr. -----
R/o -----

32. IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES hereto that the terrace space in front of or adjacent to the terrace Unit in the said building, if any, shall belong exclusively to the respective purchaser of the terrace Unit and such terrace space are intended for the exclusive use of the respective terrace Unit Purchaser. The Said terrace shall not be enclosed by the Unit Purchaser till the permission in writing is obtained from the concerned local authority and the Promoter/Vendor or the Society, or as the case may be, the Limited Company.

33. No unit holder of "Arch Manorath", Apartment Condominium shall post any advertisement or posters of any kind in or on the building. Holder of tenements shall exercise extreme care about making noises or the use of musical instruments, radios, televisions, and amplifiers that may disturb others. It is prohibited to hang garments, rugs etc. from the windows balconies or from any of the facades of the "Arch Manorath", Apartment Condominium. It is prohibited to dust rugs, etc. from windows or clean rugs, etc. by beating on the exterior part of the "Arch Manorath", Apartment Condominium. It is prohibited to throw garbage or fresh outside the disposal installations provided for such purpose, in the service areas. If such installation is not provided, all garbage or fresh shall be collected in a Vessel and thrown in the Municipal Dustbin. No Owner or lessee shall install wiring for electrical or telephone installation, television antenna machines of air conditioning units/Unit s, etc. on the exterior of the "Arch Manorath", Apartment Condominium or that protrude through the walls of the roof of that condominium except as authorized by the Association and the Grantor

34. This Agreement shall always be subject to the provisions of the Real Estate (Regulation and Development) Act, 2016 and the rules made thereunder/said Act and the rules made thereunder.

FIRST SCHEDULE

Plot No. 02, area admeasuring 1109.00 sq.mtr. Part of Gut No. 107/1, Mitmita, Aurangabad on which the project "Arch Manorath" constructed.

Bounded as under :

EAST	Land belonging to Balvindar Kaur & Sanjay Bhadane
WEST	Land belonging to Khinvasara Nakshtra
SOUTH	Existing old Nasik highway road
NORTH	Nala

SECOND SCHEDULE

Unit .. --, having carpet area admeasuring ----- Sq. Meter & built up area admeasuring ----- sq. meters, on ----- Floor, -in the building known as "Arch Manorath" constructed Plot No. 02, area admeasuring 1109.00 sq.mtr. Part of Gut No. 107/1, Mitmita, Aurangabad

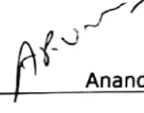
Bounded as under :

EAST	
WEST	
SOUTH	
NORTH	

ANNEXURE A

Name of the Advocate	Adv. Anand Umrikar
Address	Plot No. 71, New SBH Colony, Shahnoorwadi, Aurangabad
Date	
CERTIFICATE	



This is to certify that we have investigated the title to the aforesaid property which is more particularly described below in the Schedule hereunder written and have perused the title deeds and certify that in my opinion the title of M/s. Kamaleela Developers, is absolute, clear, good & marketable,	
The Schedule Above Referred to	
Plot No. 02, area admeasuring 1109.00 sq.mtr. Part of Gut No. 107/1, Mitmita, Aurangabad	
Place: Aurangabad	Signature of the Advocate  Anand Umrikar
Date :	

ANNEXURE B

- 1] 7/12 Extract.
- 2] N.A. Order.
- 3] Registered Sale Deed
- 4] Registered Deed of Declaration

ANNEXURE C

- Specification of the building will be as under: -

ANNEXURE D

List of documents provided to the purchaser.

Sr.N o.	DESCRIPTION OF THE PROPERTY DOCUMENTS GIVEN BY THE PROMOTER/VENDOR TO THE UNIT PURCHASER.
1.	
2.	
The photocopy of above referred Project Documents from Sr. No. 1 to --, are handed over by the promoter/vendor to the purchaser & has acknowledged the same.	
Name of the Purchaser	
Signatures	

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED The Promoter/Land Owner/Developer/Vendor/s. M/s. Kamaleela Developers A Partnership firm registered under the Indian Partnership Act, PAN No. :----- Through its Partner & authorized signatory Mr. ----- PAN No. :-----	Signature	Photo

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED The PURCHASER 1. Mr. -----	Signature	Photo

WITNESSES

