Ward No	**:-**	
Village	**:- SHAHAD (ULHASNAGAR)**	
Flat Area	**:-**	**Sq. Mtrs. (Carp**
Market Value	**:-**	**/-**
Actual Value	**:-**	**/-**
Stamp Duty	**:-**	**/-**

AGREEMENT FOR SALE

THIS ARTICALES OF AGREEMENT made at Viillage – SHAHAD, Taluka -ULHASNAGAR, Dist Thane; on this …..th Day of ……., 2024.

BETWEEN

M/S KRISHNA INFRA (PAN NO. AAZFK7047A)
Through its Partners/Authorized Persons:

1. **SHRI ANILKUMAR YADAV**
   PAN NO. AJKPY6633N

   Hindu adult, aged about 32 years, Occ: Business
   R/a: Flat No. 402, A-Wing,
   Sahajivan Residency,
   Building No. 1, Tisgaon Naka,
   Tisgaon, Kalyan (E)- 421306, Dist Thane (MS).

2. **SHRI RAJENDER SINGH GURMUKH SINGH PANJWANI**
   PAN NO. AKKPP1487G
   Hindu adult, aged about 37 years, Occ: Business
   R/o: Golden House, Section-17,
   Near Ekta Apt, Hill View Area,
   Ulhasnagar- 421003, Dist- Thane (MS).

3. **SHRI JEETENDER SINGH GURMUKH SINGH PANJWANI**
   PAN NO. ANFPP6810M
   Hindu adult, aged about 36 years, Occ: Business
   R/o: Golden House, 3rd Floor,
   Section-17, Near Ekta Apt,
   Ulhasnagar-421003, Dist- Thane (MS).

Hereinafter called and referred to as the **PROMOTERS/ BUILDERS** (which expression shall unless it be repugnant to the context or meaning thereof and include the partners or partner for the time being of the said firm, the survivor of them and their heirs, executors and administrators of the last survivor and their / his or her assigns of the **ONE PART**).

A N D

_____

Age Year, Occu. – Service/Business,
Pan Card No. _____
AADHAR NO. _____
Residing at:- _____ Hereinafter

referred to as "**The FLAT PURCHASER/S**" (Which expression shall unless the context does not so admit includes his/ her/ their heirs, executors, administrators and assigns of the **SECOND PART**)

WHEREAS :

That the land situated **Village: - SHAHAD (ULHASNAGAR) Tal. - ULHASNAGAR, Dist. Thane** within the local limits of **ULHASNAGAR MUNICIPAL CORPORATION** bearing **Survey No. – 178 (Part) Admeasuring Area – 3900 Sq. Mtrs.,** was Owned by.

AND WHEREAS by and under the Development Agreement dated. 12/01/2024 registered at the office of Sub-Registrar of Assurances at UHN- 1 under Serial No. 209/2024 dated 12/01/2024 the Promoter herein has acquired the development rights of the entire property from Owners GURMUKHSINGH GURDASSINGH PANJWANI at and for the price / consideration and on the terms and conditions therein contained and in pursuance thereof the said owners GURMUKHSINGH GURDASSINGH PANJWANI also granted the two power of attorney dated. 12/01/2024 in favour of the Promoter for the effectual development of the said property and the same are registered at the office of Sub Registrar of Assurances at UHN-1 under serial No. 210/2024 respectively 12/01/2024.

WHEREAS in the year 1968, the partners of M/s. Joshi Vithaldas Kersandas viz. 1. Shri Krishhan Joshi 2. Anthalal Mangatlal Joshi and his successor's i. Shri Manuprasad A. Joshi ii. Shri Narendrakumar A. Joshi iii. Shri Girjashankumar Ganpatram Joshi sold the said Land to 1. Shri Gidandas Jhamandas Lassi 2. Shri Vishindas Dhamandas 3. Shri Kishinchand Parasram 4. Shri Premchand Khemandas through their Constituted Attorney Shri Hariram Gidandas Lassi under Registered Deed at Sr. No. 1129 dated 23/4/1968.

WHEREAS in the year 1994, 1. Shri Gidandas Jhamandas Lassi 2. Shri Vishindas Dhamandas 3. Shri Kishinchand Parasram 4. Shri Premchand Khemandas through their Constituted Attorney Shri Hariram Gidandas Lassi sold the said property to 1. Shri Gurmukhsingh Gurdassingh Panjwani 2. Shri Gurdeepsingh Gurdassingh dated 19/7/1994.

WHEREAS in the year 1994, 1. Shri Gidandas Jhamandas Lassi 2. Shri Vishindas Dhamandas 3. Shri Kishinchand Parasram 4. Shri Premchand Khemandas through their Constituted Attorney Shri Hariram Gidandas Lassi sold the said property to 1. Shri Ajitsingh Gurdassingh Panjwani 2. Shri Gurdassingh Panjwani dated 19/7/1994.

WHEREAS in the year 1994, 1. Shri Gidandas Jhamandas Lassi 2. Shri Vishindas Dhamandas 3. Shri Kishinchand Parasram 4. Shri Premchand Khemandas through their Constituted Attorney Shri Hariram Gidandas Lassi sold the said property to 1. Shri Jagjitsingh Gurdassingh Panjwani 2. Smt Mohini Kaur Gurdassingh dated 19/7/1994.

WHEREAS in the year 2009, 1. Shri Ajitsingh Gurdassingh Panjwani 2. Shri Gurdassingh N. Panjwani executed Deed of Declaration under the Amnesty Scheme and Regularized the said document by payment of Stamp Duty for the said property which was duly registered before the office of Sub Registrar Ulhasnagar, at Sr. No. 176/2009 dated 14/1/2009.

WHEREAS 1. Shri Jagjitsingh Gurdassingh Panjwani 2. Smt Mohini Gurdassingh Panjwani executed Deed of Declaration under the Amnesty Scheme and Regularized the said document by payment of Stamp Duty for the said property which was duly registered before the office of Sub Registrar Ulhasnagar, at Sr. No. 177/2009 dated 14/1/2009.

WHEREAS 1. Shri Gurmukhsingh Gurdassingh Panjwani 2. Shri Gurdeepsingh Gurdassingh Panjwani executed Deed of Declaration under the Amnesty Scheme and Regularized the said document by payment of Stamp Duty for the said property which was duly registered before the office of Sub Registrar Ulhasnagar, at Sr. No. 178/2009 dated 14/1/2009.

WHEREAS in the year 2013, WHEREAS Registered Correction Deed was executed by 1. Shri Ajitsingh Gurdassingh Panjwani 2. Shri Gurdassingh N. Panjwani in respect of said property to ratify wrongly mentioned Bearing Survey No.'s in Registered Deed of Declaration i.e. Bearing Survey No.'s 177-A/1, 178 (part), 182 (part) and 183 (part) however the correct Bearing Survey No. is 178 (part) which was duly registered before the office of Sub Registrar Ulhasnagar at Sr. No.1083/ 2013 dated 4/6/2013.

WHEREAS Registered Correction Deed was executed by 1. Shri Gurmukhsingh Gurdassingh Panjwani 2. Shri Gurdeepsingh Gurdassingh Panjwani in respect of said property to ratify wrongly mentioned Bearing Survey No.'s in Registered Deed of Declaration i.e. Bearing Survey No.'s 177-A/1, 178 (part), 182 (part) and 183 (part) however the correct Bearing Survey No. is 178 (part) which was duly registered before the office of Sub Registrar Ulhasnagar at Sr. No.1084/ 2013 dated 4/6/2013.

WHEREAS Registered Correction Deed was executed by 1. Shri Jagjitsingh Gurdassingh Panjwani 2. Smt Mohini Gurdassingh Panjwani in respect of said property to ratify wrongly mentioned Bearing Survey No.'s in Registered Deed of Declaration i.e. Bearing Survey No.'s 177-A/1, 178 (part), 182 (part) and 183 (part) however the correct Bearing Survey No. is 178 (part) which was duly registered before the office of Sub Registrar Ulhasnagar at Sr. No.1085/ 2013 dated 4/6/2013.

WHEREAS in the year 2022, 1. Shri Jagjitsingh Gurdassingh Panjwani 2. Smt Mohini Gurdassingh Panjwani also got their name mutated in 7/12 extracts vide Entry No. 555 and 596.

WHEREAS 1. Shri Gurmukhsingh Gurdassingh Panjwani 2. Shri Gurdeepsingh Gurdassingh Panjwani also got their name mutated in 7/12 extracts vide Entry No.555.

WHEREAS 1. Shri Ajitsingh Gurdassingh Panjwani 2. Shri Gurdassingh N. Panjwani also got their name mutated in 7/12 extracts vide Entry No. 555.

WHEREAS in year 2023, Registered Gift Deed executed between Shri Ajitsingh Gurdassingh Panjwani as 'Donor' and Shri Gurmukhsingh Gurdassingh Panjwani as 'Donee' registered before office of sub-registrar of assurance, Ulhasnagar-1 at Sr. No. 2207/2023 Dt. 2/6/2023.

Registered Gift Deed executed between Shri Jagjeetsingh Gurdassingh Panjwani as 'Donor' and Shri Gurmukhsingh Gurdassingh Panjwani as 'Donee' registered before office of sub-registrar of assurance, Ulhasnagar-1 at Sr. No. 2208/2023 Dt. 2/6/2023.

Registered Release Deed executed between Shri Gurdeepsingh Gurdassingh Panjwani as 'Releaser' and Shri Gurmukhsingh Gurdassingh Panjwani as 'Releasee' registered before office of sub-registrar of assurance, Ulhasnagar-1 at Sr. No. 2431/2023 Dt. 16/6/2023.

Registered Release Deed executed between 1. Shri Ajitsingh Gurdassingh Panjwani 2. Shri Jagitsingh Gurdassingh Panjwani 3. Smt Manjeet Kaur Prakashsingh Heera 4. Shri Harisingh Gurdassingh Panjwani as 'Releasers' and Shri Gurmukhsingh Gurdassingh Panjwani as 'Releasee' registered before office of sub-registrar of assurance, Ulhasnagar-1 at Sr. No. 2308/2023 Dt. 9/6/2023. Registered Gift Deed executed between Shri Gurdeepsingh Gurdassingh Panjwani as 'Donor' and Shri Gurmukhsingh Gurdassingh Panjwani as 'Donee' registered before office of sub-registrar of assurance, Ulhasnagar-1 at Sr. No. 2658/2023 Dt. 3/7/2023.

Registered Gift Deed executed between Shri Kartarsingh Gurdassingh Panjwani as 'Releaser' and Shri Gurmukhsingh Gurdassingh Panjwani as 'Releasee' registered before office of sub-registrar of assurance, Ulhasnagar-1 at Sr. No 4222/. 2023 Dt. 20/10/2023.

AND WHEREAS by and under the powers and authorities vested in the Promoters herein, the Promoters with the intention to develop the said property followed the requisite procedure under law and obtained the building commencement certificate from the **Ulhasnagar Municipal Corporation under No. UMC/NRV/BP/107/22/488 dated 20/12/2022** comprising of Stilt (P), Ground (P) plus First Floor to seven Floors (Residential/Commercial).

The copy of the 7/12 Extract showing the name of the owners as the Owners of the said land is annexed hereto.

AND WHEREAS Promoter/s are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove;

AND WHEREAS the Original Promoter is in possession of the project land.

AND WHEREAS the Promoter has proposed to construct on the project land under their project named and marketed as **Building known as "_____" in project "_____ _____"** (here in after referred to as **"the said Building"**) on the said land bearing **Survey No. – 178 (Part) Admeasuring Area 3900 Sq. Mtrs.** Situated at **Village – SHAHAD Tal – ULHASNAGAR Dist - Thane.** (More particularly set out and described in the **'FIRST SCHEDULE'** written hereunder), **Stilt + Ground Floor + Five Floors.**

AND WHEREAS while sanctioning the said Plans, sanctioned authority has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said land and the said buildings, which shall have to be duly observed and performed.

AND WHEREAS Allotted/s is/are offered **Flat bearing No.- _____on _____ Floor _____BHK (along with the said Flat)** (hereinafter referred to as the **"SAID FLAT_____ " in project "M/S _____"** (hereinafter referred to as the **"SAID BUILDING"**) **which is to have Total carpet area of _____ Sq. Mts. (Carpet)** constructed in the phase of said project by the Promoter.

AND WHEREAS the Promoter has entered into a Standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Promoter has 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 Agreement from the previous owner the Promoter has sole and exclusive right to sell the Flats (Apartments) in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s with the Allottee(s)/s of the Flats (Apartments) to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects M/s Chaman & Assoc. 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 Advocate of the Promoter, authenticated copies of extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title

of the Promoter to the project land on which the Flats (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 concerned Local Authority have been annexed hereto and marked as Annexure C-1.

AND WHEREAS the authenticated copies of the sanctioned plans of the building 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 have been annexed hereto and marked as Annexure C-2.

AND WHEREAS the authenticated copies of the plans (Floor Plan) of the Flat agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as Annexure D.

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations and sections 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 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 has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

AND WHEREAS the Allottee has applied to the Promoter for allotment of **Flat bearing No. ____ on _____ Floor, ____BHK (along with the said Flat)** (hereinafter referred to as the **"SAID FLAT"**) **in the Wing "____" of Building known as "_____" in project "M/S _____"** being constructed in the said Project.

AND WHEREAS the carpet area of the said **Flat is _____ Sq. Mts.** and "Carpet Area" means the net usable floor area of **Flat (Apartment**), excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the Flat.

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

AND WHEREAS, prior to the execution of these presents the Allottee has paid to the Promoter a sum of **Rs. _____/- Rupees _____ Only) Dated:- ……/……/20…**, being part payment of the sale consideration of the Flat agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Mumbai, Maharashtra No.- **…….** .

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

NOW THEREFORE, THIS AGREEMENT WITNESSETHAND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO ASFOLLOWS:-

1. The Promoter shall construct the said building/s i.e Stilt Floor + Ground Floor + Six Floors for 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 Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Flat of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

1.a. (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee **Flat bearing No. ____ on ____ Floor ___ BHK (along with the said Flat)** (hereinafter referred to as the **"SAID FLAT"**) **in the Wing "____" of Building known as "_____" in project "_____"** (hereinafter referred to as "the Flat ")as shown in

the Floor plan thereof hereto annexed and marked **Annexures C-1 and C-2** for the consideration of **Rs. _____/- Rupees _____ Only)** including **Rs...../- (Rupees ……Only)** 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.

(ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee garage bearing No._____ situated at _____ Basement and/or stilt and/or _____ podium being constructed in the layout for the consideration of Rs. _____/- (Rupees _____ only).

(iii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee covered parking spaces bearing Nos. ……. Situated at…… Ground and stilt and …… Floor being constructed in the layout for the consideration **of Rs. ……/- (Rupees ……. Only).**

1.(b) The total aggregate consideration amount for the Flat (Apartment) including garages/covered parking spaces is thus of **Rs. ……/- (Rupees ---------- Only)**

1.(C) The Allottee has paid on or before execution of this agreement a sum of Rs. ……/- (Rupees …… Only)10% of the total consideration as advance i.e. payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs. …… /- (Rupees …….. Only) in the following manner:-

(i) Amount of Rs. ……./- (Rupees ……Only) i.e. 20% of the total consideration to be paid to the Promoter after the execution of Agreement.

(ii) Amount of Rs. ……./- (Rupees ……Only) i.e. 15% of the total consideration to be paid to the Promoter on completion of the Plint of the Building or wing in which the said Flat is located.

(iii) Amount of Rs. ……./- (Rupees ……Only) i.e. 25% of the total consideration to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Flat is located.

(iv) Amount of Rs. ……./- (Rupees ……Only) i.e. 5% of the total consideration to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Flat.

(v) Amount of Rs. ……./- (Rupees ……Only) i.e. 10% of the total consideration to be paid to the Promoter on completion of the Sanitary fittings, staircase, lift, wells, lobbies upto the floor level of the said Flat.

(vi) Amount of Rs. ……./- (Rupees ……Only) i.e. 10% of the total consideration to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which in which the said Flat (Apartment) is located.

(vii) Amount of Rs. ……../- (Rupees ……Only) i.e 5% of the total consideration to be paid to the Promoter 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 Flat is located.

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

The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Flat (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 Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter 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, which shall only be applicable on subsequent payments.

1.(f) The Promoter may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee 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 Allottee by the Promoter.

1.(g) The Promoter shall confirm the final carpet area that has been allotted to the Allottee 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 Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee 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. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee 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 authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

2.1 The Promoter 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 Flat (Apartment) to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Flat(Apartment).

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

2. 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 …… square meter 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

……. square meter as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Flat (Apartment) based on the proposed construction and sale of Flats (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 Promoter fails to abide by the time schedule for completing the project and handing over the Flat (Apartment) to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoter.

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

Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and mail at the e-mail address provided by the Allottee, 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 fails to rectify the breach or breaches mentioned by the Promoter 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 Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the installments of sale consideration of the Flat (Apartment) which may till then have been paid by the Allottee 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 to be provided by the Promoter in the said building and the Flat (Apartment) as are set out in Annexure 'E', annexed hereto.

6. The Promoter shall give possession of the Flat (Apartment) to the Allottee on or before…..Day of ……..,20…….... If the Promoter fails or neglects to give possession of the Flat (Apartment) to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Flat (Apartment) with interest at the same rate as may mentioned in the clause 4.1 hereinabove from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

7. Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Flat (Apartment) on the aforesaid date, if the completion of building in which the Flat (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 Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the Flat (Apartment), to the Allottee 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 Flat (Apartment) to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of Allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project.

7.2 The Allottee shall take possession of the Flat (Apartment) within 15 days of the written notice from the Promoter to the Allottee intimating that the said Flats (Apartments) are ready for use and occupancy:

Failure of Allottee to take Possession of Flats/Shops (Apartments) :Upon receiving a written intimation from the Promoter as per clause 8.1, the Allottee shall take possession of the Flat (Apartment) from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Flat (Apartment) to the allottee. In case the Allottee fails to take possession within the time provided in clause 8.1 such Allottee 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 Flat(Apartment) to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Flat (Apartment) or the building in which the Flats/Shops (Apartments) are situated or any defects on account of

workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it isnot possible to rectify such defects, then the Allottee shall be entitledto receive from the Promoter, compensation for such defect in the manner as provided under the Act.

8. The Allottee shall use the Flat (Apartment) or any part thereof or permit the same to be used only for purpose of *residence / office / show-room/godown for carrying on any industry or business. (*strike of which is not applicable) He shall use the garage or parking space only for purpose of keeping or parking vehicle.

9. The Allottee along with other Aallottee(s) of Flats (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 Promoter 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 Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organisation of Allottee. No objection shall be taken by the Allottee 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.

10. The Promoter shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter And/or the owners in the said structure of the Building or wing in which the said Flat (Apartment) is situated.

11. The Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Promoter and/or the owners in the project land on which the building with multiple wings or buildings are constructed.

12. Within 15 days after notice in writing is given by the Promoter to the Allottee that the Flat (Apartment) is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share [i.e. in proportion to the carpet area of the Flat (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 shall pay to the Promoter such proportionate share of outgoings as may be

determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution of Rs. ...../- per month towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter 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 Promoter to the Society or the Limited Company, as the case may be.

13. The Allottee shall on or before delivery of possession of the said premises keep deposited with the Promoter, 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.

14. The Allottee shall pay to the Promoter a sum of Rs……../- for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at- Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

15. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter, the Allottees' 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 shall pay to the Promoter, the Allottees' 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.

16. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Allottee 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 Promoter 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 created herein, may prejudicially be affected;

(vii) The Promoter 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 Flat (Apartment) which will, in any manner, affect the rights of Allottee under this Agreement;

(viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Flat (Apartment) to the Allottee in the manner contemplated in this Agreement;

(ix) At the time of execution of the conveyance deed of the structure to the association of allottees the Promoter shall handover lawful vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;

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

17. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Flat (Apartment) may come, hereby covenants with the Promoter as follows:-

(i) To maintain the Flat(Apartment) at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Flat(Apartment) is taken and shall not do or suffer to be done anything in or to the building in which the Flat(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 Flat(Apartment) is situated and the Flat(Apartment) itself or any part thereof without the consent of the local authorities, if required.

(ii) Not to store in the Flat (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 Flat (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 Flat (Apartment) is

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

(iii) To carry out at his own cost all internal repairs to the said Flat (Apartment) and maintain the Flat (Apartment) in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Flat (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 committing any act in contravention of the above provision, the Allottee 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 Flat(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 Flat (Apartment) or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat (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 Flat (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 Flat (Apartment) without the prior written permission of the Promoter 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 Flat (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 Flat (Apartment) in the compound or any portion of the project land and the building in which the Flat (Apartment) is situated.

(vii) Pay to the Promoter 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 Flat (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 Flat (Apartment) by the Allottee for any purposes other than for purpose for which it is sold.

(ix) The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Flat (Apartment) until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.

(x) The Allottee 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 Flats/Shops (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 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 Flat (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 Flat (Apartment) is situated is executed in favour of Society/Limited Society, the Allottee shall permit the Promoter 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 Flat (Apartment) is situated is executed in favour of Apex Body or Federation, the Allottee shall permit the Promoter 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.

18. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee 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.

19. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Flats/Shops (Apartments) or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Flat (Apartment) hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter 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.

20. 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 who has taken or agreed to take such [Apartment/plot].

21. BINDING EFFECT

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee 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 and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

22. 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.

23. RIGHT TO AMEND

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

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

25. 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.

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

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee (s) in Project, the same shall be in proportion to the carpet area of the [Apartment/Plot] to the total carpet area of all the Flats/Shops (Apartments) in the Project.

27. 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.

28. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter 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, in _____after the Agreement is duly executed by the Allottee and the Promoter 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 AMBERNATH.

29. The Allottee and/or Promoter 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 Promoter will attend such office and admit execution thereof.

30. That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee 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:-

_____

Age Year, Occu. – Service/Business,

Pan Card No – _____

AADHAR NO. _____

Residing at:- _____

Promoter Name:

M/S KRISHNA INFRA (PAN NO. AAZFK7047A)
Through its Partners/Authorized Persons:

1. **SHRI ANILKUMAR YADAV**
   PAN NO. AJKPY6633N

   Hindu adult, aged about 32 years, Occ: Business
   R/a: Flat No. 402, A-Wing,
   Sahajivan Residency,
   Building No. 1, Tisgaon Naka,
   Tisgaon, Kalyan (E)- 421306, Dist Thane (MS).

2. **SHRI RAJENDER SINGH GURMUKH SINGH PANJWANI**
   PAN NO. AKKPP1487G

   Hindu adult, aged about 37 years, Occ: Business
   R/o: Golden House, Section-17,
   Near Ekta Apt, Hill View Area,
   Ulhasnagar- 421003, Dist- Thane (MS).

3. **SHRI JEETENDER SINGH GURMUKH SINGH PANJWANI**
   PAN NO. ANFPP6810M

   Hindu adult, aged about 36 years, Occ: Business
   R/o: Golden House, 3rd Floor,
   Section-17, Near Ekta Apt,
   Ulhasnagar-421003, Dist- Thane (MS).

It shall be the duty of the Allottee and the promoter to inform each otherof any change in address subsequent to the execution of this Agreement inthe above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

31. JOINT ALLOTTEES

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee 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.

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

33. Dispute Resolution: - Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the _____ Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

34. 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 _____ courts will have the jurisdiction for this Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the Property)

That piece of land lying being and situated at Situated at **Village- SHAHAD, Taluka – ULHASNAGAR, District–Thane,** Maharashtra; within the local limit of Ambernath Nagar Parishad bearing.

Survey No.	**Hissa No.**	**Total Area**
178	(Part)	3900 Sq. Mtrs

and collectively bounded as follows:

On or towards East :
On or towards West :
On or towards South :
On or towards North :
} As per record of rights

THE SECOND SCHEDULE OF THE PROPERTY:

(description of the said **"FLAT")**

Flat No	
Wing	_____
Floor	**FLOOR**
Area	_____ Sq.Mrs. Carpet area as per Maha RERA Act, 2016 along with Maharashtra rules and regulation 2017.
Exclusive Facility	*Enc. Balcony adm. _____ Sq.Mtrs. F.B. area adm. _____ Sq.Mtr.s Open Terrace _____

IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seals to this writing on the day and the year first hereinabove mentioned.

SIGNED & DELIVERED BY

The Within named **PROMOTERS**

M/S KRISHNA INFRA
(PAN NO. AAZFK7047A)
a Partnership Firm Through its **Partners;**

1. **SHRI ANILKUMAR YADAV**

2. **SHRI RAJENDER SINGH GURMUKH SINGH PANJWANI**

3. **SHRI JEETENDER SINGH GURMUKH SINGH PANJWANI**

SIGNED & DELIVERED BY

The within named **THE FLAT/ SHOP PURCHASER/S / ALLOTTEES**

_____

Pan Card No – _____

Witness :-

1 .

2.