

RERA REGN NO:	_____
FLAT NO.	____, ____ Floor
BUILDING NAME	“Verma Heritage”
C.T.S. NO.	7527
Plot No.	546
VILLAGE	<u>Ambernath</u>
CITY	AMBERNATH
AREA OF FLAT IN SQUARE METERS	_____ + _____ (CARPET)
MARKET VALUE	RS.
CONSIDERATION	RS.
STAMP DUTY	RS.
REGISTRATION FEES	RS.

AGREEMENT FOR SALE OF FLAT

THIS AGREEMENT FOR SALE MADE AND ENTERED INTO AT AMBERNATH ON
THE _____ DAY OF _____, 2024

BETWEEN

M/S.GRRS NIRMAN PVT.LTD, (PAN NO. AAFCG6727Q), a, company incorporated under companies Act, 2013, having its office address at Shop No.C4, Basav Nagar, Shiv Mandir Road, Opp. Kunal Ice Cream Parlour, Ambernath (East), Talaka Ambernath, District-Thane, PIN -421 501, Represented through its **Director** **1) MR. GURUCHARAN VERMA**, (PAN No. AAKPV8713H), (AADHAR NO. XXXX-XXXX-8347), aged about 64 years, Occupation- Business; **AND Managing Director** **2) MR.VINAY G. VERMA**, (PAN No. ANEPV8971C), (AADHAR NO. XXXX-XXXX-0891), aged about 33 years, Occupation- Business, hereinafter referred to as **“THE PROMOTOR/BUILDER/DEVELOPER”** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and be deemed to include the partners, their respective heirs, legal representatives, survivors, successors, executors, administrators and assigns) as **PARTY OF THE FIRST PART**

AND

(1) MR. _____, (PAN NO. _____),
aged about ____ years, Occupation - _____,

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(2) **MRS.** _____, (PAN NO. _____), aged about ____ years, Occupation – _____, both residing at _____, hereinafter referred to as **“THE PURCHASER/S”** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and be deemed to include their respective heirs, legal representatives, executors, administrators and assigns), as **PARTY OF THE SECOND PART;**

WHEREAS THE PROMOTOR/BUILDER/DEVELOPER/PARTY OF THE FIRST PART are entitled to and in possession of and having development rights with respect to the property being all that piece and parcel of the land bearing Plot No. 546, C.T.S. No. 7527, originally Area admeasuring about 432.92 Sq. mtrs and as per CTS Card area adm. about 395.6 Sq. mtrs along with old Bungalow structure area adm. about 2000 Sq.ft. (Carpet) which is also known as **"JOGLEKAR BUNGLOW"** Constructed thereon. (Hereinafter referred to as the SAID BUNGLOW), standing in DD Scheme 15(p) in Suryodaya Co-Operative Housing Society Ltd., lying & situated at Village - Ambernath, Taluka- Ambernath, District- Thane, Maharashtra, within the limits of Ambernath Municipal Council, Taluka: Ambernath and Sub-Registration District Ulhasnagar, Dist Thane, more particularly described in the **SCHEDULE I** hereunder written (hereinafter for the sake of brevity referred to as **“THE SAID LAND/PROPERTY”**).

WHEREAS 1) Mr. Shridhar Madusudan Joglekar and 2) Mr. Sharad Vaman Joglekar were the earlier land owners (hereinafter for the sake of brevity shall be referred to as the said “earlier land owners”) of all that piece and parcel of immovable property/land bearing Plot No. 546, C.T.S. No. 7527, originally Area admeasuring about 432.92 Sq. mtrs and as per CTS Card area adm. about 395.6 Sq. mtrs along with old Bungalow structure area adm. about 2000 Sq.ft. (Carpet) which is also known as **"JOGLEKAR BUNGLOW"** Constructed thereon. (Hereinafter referred to as the SAID BUNGLOW), standing in DD Scheme 15(p) in Suryodaya Co-Operative Housing Society Ltd., lying & situated at Village - Ambernath, Taluka- Ambernath, District- Thane, within the limits of Ambernath Municipal Council, Taluka: Ambernath and Sub-Registration District Ulhasnagar, Dist. Thane.

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WHEREAS the said Plot/property was acquired by party of the first part inherently from their paternal uncle Shri. Ramchandra V. Joglekar accordingly necessary Mutation entry has been effectuated bearing Mutation Entry No. 457 dated 08/02/2017 and at present the name of the owners is/are reflected in the 7/12 or Property card extracts and other Revenue & Government records.

WHEREAS appropriate Share Certificate was also issued by Suryodaya Co-Operative Housing Society Ltd., dated 20th September 1997, vide Share Certificate no. 727.

AND WHEREAS the said Plot/property has been converted into Non-Agricultural use vide NA order from the Collector, Thane bearing ----- and the plot came into existence vide layout plan approved by Sub Divisional Officer, Ulhasnagar.

WHEREAS after obtaining necessary permission from AMC, the Party of the First Part had constructed a Bunglow later named as "**JOGLEKAR BUNGLOW**" (hereinafter for the sake of brevity shall be referred to as the **said old Bunglow**) on the said plot as per the building plan/ commencement certificate dated 28/04/2000 bearing Javak No. ANP/NRV/BP/2000-01/99/936-25 issued by the AMC **and thereafter appropriate Occupancy/Completion Certificate dated 17/10/2003 were issued by the Ambernath Municipal Council** bearing Javak No. NAP/NRV/03-04/602/39.

WHEREAS the said old Bunglow is consisting of Ground + One Upper floors and accordingly Party of the first Part had name the said Bunglow as "**JOGLEKAR BUNGLOW**".

AND WHEREAS with the intent to redevelop the said Bunglow, the earlier land owners agreed to transfer exclusively the developments rights the suitable builders/developers and accordingly, appropriate meetings were held between the both parties.

AND WHEREAS the Developers/Builders, with an intention to develop the Plot No. 546, C.T.S. No. 7527, originally Area admeasuring about 432.92 Sq. mtrs and as per CTS Card area adm. about 395.6 Sq. mtrs along with old Bunglow structure area adm. about 2000 Sq.ft. (Carpet) which is also known as "**JOGLEKAR BUNGLOW**" Constructed thereon, and had obtained the building plans sanctioned for constructing a multi-storied building to be named as “ VERMA

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HERITAGE” and the appropriate Building permission had been obtained under the approved plans vide their letter no. CATAM/B/2024/APL/00138 dated 04/04/2024.

AND WHEREAS vide a Development Agreement dated 29/01/2024, the earlier land owners Mr. Shridhar Madusudan Joglekar and Mr. Sharad Vaman Joglekar assigned their Development Rights with respect to the said Plot No. 546, C.T.S. No. 7527, originally Area admeasuring about 432.92 Sq. mtrs and as per CTS Card area adm. about 395.6 Sq. mtrs along with old Bunglow structure area adm. about 2000 Sq.ft. (Carpet) which is also known as "JOGLEKAR BUNGLOW", in favour of **M/S.GRRS NIRMAN PVT.LTD**, a company incorporated under companies Act, 2013, represented through its Director **MR. GURUCHARAN VERMA**, AND Managing Director **MR.VINAY G. VERMA** and the same has been duly registered with the Sub-registrar of Assurances No.4 at Ulhasnagar under Document No. 1170/2024. At the same time, a Power of Attorney has also been executed in favour of **M/S.GRRS NIRMAN PVT.LTD**, represented through its Director **MR. GURUCHARAN VERMA**, AND Managing Director **MR. VINAY G. VERMA**, duly registered with the Sub-registrar of Assurances No.4 at Ulhasnagar under Document No.1171/2024 dated 29/01/2024.

AND WHEREAS the said PROMOTORS/BUILDERS/DEVELOPERS, are thus seized and possessed of and well and sufficiently entitled to deal with the said property in view of said Development Agreement as well as Power of Attorney and having good right, title and interest over the said property to construct multi-storied buildings as per the plan sanctioned by the local authority and to sell and transfer the constructed flats to prospective purchasers.

WHEREAS the PROMOTOR/BUILDER/DEVELOPER hereby declares that all the Agreements mentioned hereinabove are valid subsisting and completely in force and there is no impediment whatsoever for the Development of the said land. WHEREAS the PROMOTOR/BUILDER/DEVELOPER has submitted a detailed scheme for the sanction of the building plan on the said property described in the SCHEDULE I hereunder written and the said scheme has been sanctioned by the Ambarnath Municipal Council.

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AND WHEREAS appropriate Building Permission/ Commencement Certificate has been granted by the Ambarnath Municipal Council bearing No. CATAM/B/2024/APL/00138, dated 04/04/2024, as per the approved plan to construct a multi-storied building on the said land.

WHEREAS pursuant to the said sanctioned building plan, the Developers have proposed & agreed to construct a building by the name “**VERMA HERITAGE**” consisting of **GROUND + 6 FLOORS**, which is more particularly described in the **SCHEDULE II** written hereunder, hereinafter referred to as the “Said Buildings” and have commenced construction of and/or intend to construct, *inter-alia*, buildings as per the sanctioned lay-out.

WHEREAS while sanctioning the said plans, the concerned local authority has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the PROMOTORS/DEVELOPERS/BUILDERS while developing the said property and the said building upon due observance and performance of which only the Building completion and/or Occupation Certificate in respect of the Said Building shall be granted by the concerned local authority.

WHEREAS the Search of Index-II volumes in respect of the said Land being land bearing Plot No. 546, C.T.S. No. 7527, originally Area admeasuring about 432.92 Sq. mtrs and as per CTS Card area adm. about 395.6 Sq. mtrs along with old Bungalow structure area adm. about 2000 Sq.ft. (Carpet) which is also known as “**JOGLEKAR BUNGLOW**”,, in Village Ambarnath, falling within the limits of Ambarnath Municipal Council, Taluka: Ambarnath and Sub-Registration Ulhasnagar, Dist Thane, has been taken from the Office of the Sub-Registrar, Ulhasnagar for the period of 20 years vide Search application and the appropriate fees for taking the search has been paid under the receipts No MH014992628202324E, dated 03/02/2024. The search report has been issued by the Adv. Bhagyashri Solanki of M/s. Kholiya and Co., Chartered Accountants and Advocates & Legal Advisors, showing that there is no legal impediment of any nature whatsoever in respect of the said properties.

WHEREAS a copy of the Certificate of Title dated 03/02/2024, issued by Adv. Bhagyashri Solanki of M/s. Kholiya and Co., Chartered Accountants and Advocates & Legal Advisors of the Developers, Copies of the Property

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Extract/Card, showing the nature of title of the “said property” on which the buildings/flats car parking spaces are constructed or are to be constructed and authenticated copies of plans, lay-out, copy of floor plan of the flats car parking space agreed to be allotted to the purchaser have been annexed hereto.

AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove.

WHEREAS the Developers have entered into a prescribed Agreement by Council of Architects with Mr. Suraj Andhare of AMBERNATH, registered with the council of Architects bearing No. _____ for preparing structural design and drawings and specifications of the building and the purchaser accepts the professional supervision of the said Architect, till the completion of the Buildings unless otherwise changed.

AND WHEREAS the Promoter has appointed M/S. _____ as **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.

WHEREAS on demand the Promoters/Developers have supplied to the purchaser/s all the documents mentioned in rules and/or as demanded by the purchaser and the Purchaser has taken inspection of all the documents of title relating to the “said property”, the scheme plans, the sanctioned plans, elevations, C.C., designs and specifications prepared by the Mr. Suraj Andhare, ARCHITECT 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 there under and satisfied itself about the same as also the contents and terms and conditions thereof.

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card 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 to the project land on which the Flats are constructed or are to be constructed have been annexed hereto.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and

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open spaces are proposed to be provided for on the said project have been annexed hereto.

AND WHEREAS the authenticated copies of the plans and specifications of the Flats agreed to be purchased by the Purchaser, as sanctioned and approved by the local authority have been annexed hereto.

AND WHEREAS the Promoter 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/s.

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

AND WHEREAS by virtue of the Development Agreement/Power of Attorney the Promoter has sole and exclusive right to sell the Flats, etc in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s with the Purchasers of the Flats, etc, and to receive the sale consideration in respect thereof.

WHEREAS the Developers have informed the Purchaser that the Developers have entered into AND/OR will be entering into separate Agreements with several persons and parties of their choice for Sale of Flats, etc. in the building constructed or being constructed on the “said property”.

WHEREAS the Purchaser has entered into this Agreement with full knowledge including of all the terms and conditions contained in the documents, papers, plans, orders, schemes etc. recited and referred to hereinabove.

WHEREAS the purchasers have agreed to purchase & acquire the **Residential flat** more particularly described in the **SCHEDULE III (Description of the Flat)**

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hereunder written and hereinafter referred to as the “SAID FLAT at or for the consideration and on the terms and conditions hereinafter appearing.

AND WHEREAS the carpet area of the said Flat is as mentioned in the SCHEDULE III (Description of the Flat) and "carpet area" means the net usable floor area of a Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Purchaser or Verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Purchaser, but includes the area covered by the internal partition walls of the Flat.

AND WHEREAS, prior to the execution of these presents the Purchaser has paid to the Promoter a sum of RS. _____/- (RUPEES _____ ONLY), being part payment of the sale consideration of the Flat agreed to be sold by the Promoter to the Purchaser as advance payment or Application Fee (the payment and receipt whereof the Promoter doth hereby admit and acknowledge) and the Purchaser has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Flat with the Purchaser, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

AND WHEREAS, in accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Purchaser hereby agrees to purchase 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.

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

- 1) The recitals contained hereinabove form integral part of this Agreement as if the same were set out and incorporated herein.

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- 2) THE DEVELOPER shall construct the building on the said land/property in accordance with the plans, design, specifications approved by the concerned local authority.
- 3) The Purchaser/s hereby agrees to purchase from the Developer and the Developer hereby agrees to sell to the Purchaser/s Residential Flat more particularly described in the SCHEDULE III (Description of the Flat) hereunder written and hereinafter referred to as the “said flat” at the lump sum price/consideration of Rs. _____/- (RUPEES _____ ONLY) which is inclusive of the proportionate price of the common areas and facilities appurtenant to the premises.
- 4) The Flat Purchaser/s has paid Token/Booking amount on or before the execution of these presents a sum of Rs. _____/- (Rupees _____ only) vide Cheque Bearing No. _____ dated __-__-202__ drawn on _____ Bank, _____ Branch.
- 5) The Purchaser shall pay the balance consideration amount of Rs. _____/- (Rupees _____ Only) to the Promoter/Developer as per the details mentioned in the SCHEDULE IV (Schedule of the payment) described in these presents
- 6) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of GST, 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 said Flat.
- 7) 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 Purchaser 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 Purchaser, which shall only be applicable on subsequent payments.
- 8) The Promoter shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the

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changes, if any, in the carpet area, subject to a variation cap of three percent (3%). The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Purchaser within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchaser. If there is any increase in the carpet area allotted to Purchaser, the Promoter shall demand additional amount from the Purchaser as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

- 9) The Purchaser 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 Purchaser undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.
- 10) 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 to the Purchaser, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Flat.
- 11) *“Time is of Essence”* for the Promoter as well as the Purchaser. The Promoter shall abide by the time schedule for completing the project and handing over the Flat to the Purchaser and the common areas to the association of the Purchasers after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Purchaser shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1 (c) herein above. (*“Payment Plan”*).
- 12) 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 ____ or the complete Floor Space Index 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. The Promoter has disclosed the Floor Space Index of ____ as proposed to be utilized by

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him on the project land in the said Project and Purchaser has agreed to purchase the said Flat based on the proposed construction and sale of Flat 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.

- 13)
- If the Promoter fails to abide by the time schedule for completing the project and handing over the Flat to the Purchaser, the Promoter agrees to pay to the Purchaser, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Purchaser, for every month of delay, till the handing over of the possession. The Purchaser agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Purchaser to the Promoter under the terms of this Agreement from the date the said amount is payable by the Purchaser(s) to the Promoter.
- 14)
- Without prejudice to the right of Promoter to charge interest in terms of sub clause 4. above, on the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser committing three defaults of payment of instalments, the Promoter shall at his own option, may terminate this Agreement: Provided that, Promoter shall give notice of fifteen days in writing to the Purchaser, by Registered Post AD at the address provided by the Purchaser and mail at the e-mail address provided by the Purchaser, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.
- 15)
- Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Purchaser (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 instalments of sale consideration of the Flat which may till then have been paid by the Purchaser to the Promoter.
- 16)
- 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)

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to be provided by the Promoter in the said building and the Flat as are set out in ANNEXURE A, annexed hereto.

- 17) The Promoter shall give possession of the Flat to the Purchaser/s on or before _____ or as per the norms of RERA Authority subject to the receipt of the amount payable by the Purchaser to the Developer. If the Promoter fails or neglects to give possession of the Flat to the Purchaser/s 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 Purchaser/s the amounts already received by him in respect of the Flat with interest at the same rate as mentioned in the clause 4 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.
- 18) **NON-NEGOTIABLE CLAUSES: -** **Provided that the promoters** are prevented from executing their obligations under this Agreement for sale in whole or in part due to force majeure, as per section 6 of Act, and rule 6(a) of the RERA Act.
- 19) **PROCEDURE FOR TAKING POSSESSION : -**

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

b. The Purchaser shall take possession of the Flat within 15 days of the written notice from the promoter to the Purchaser intimating that the said Flat are ready for use and occupancy:

c. **Failure of Purchaser to take Possession of Flat:** Upon receiving a written intimation from the Promoter, the Purchaser shall take possession of the Flat 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 to the Purchaser. In case the Purchaser fails to take

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- possession within the time provided herein such Purchaser shall continue to be liable to pay maintenance charges as applicable.
- d. If within a period of five years from the date of handing over the Flat to the Purchaser, the Purchaser brings to the notice of the Promoter any structural defect in the Flat or the building in which the Flat 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 is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.
- 20) The Purchaser shall use the Flat or any part thereof or permit the same to be used only for purpose of residence and for no other purposes.
- 21) The Purchaser along with other Purchaser(s) of Flats 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 bye-laws 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 Purchaser, so as to enable the Promoter to register the common organisation of Purchaser.
- 22) 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 is situated.
- 23) The Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the project land on which the building with multiple wings or buildings are constructed.
- 24) Within 15 days after notice in writing is given by the Promoter to the Purchaser that the Flat is ready for use and occupancy, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Flat) of

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outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Purchaser shall pay to the Promoter such proportionate share of outgoings as may be determined. The Purchaser further agrees that till the Purchaser's share is so determined the Purchaser shall pay to the Promoter provisional monthly contribution of **Rs. 2000/-** per month towards the outgoings. The amounts so paid by the Purchaser 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.

- 25) The Purchaser shall on or before delivery of possession of the said premises keep deposited with the Promoter, such sum of amount towards the following amounts :-

I. For share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.

II. For formation and registration of the Society or Limited Company/Federation/ Apex body.

III. For Deposit towards Water, Electric, and other utility and services connection charges &
- 26) The Purchaser shall pay to the Promoter such sum of money 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.
- 27) At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Purchaser shall pay to the Promoter, the Purchasers'

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share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building/ wing of the building. At the time of registration of conveyance or Lease of the project land, the Purchaser shall pay to the Promoter, the Purchasers' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

28) **REPRESENTATIONS AND WARRANTIES OF THE PROMOTER: -**

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

- a. 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;
- b. 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;
- c. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- d. 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;
- e. 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;
- f. 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 Purchaser created herein, may prejudicially be affected;
- g. 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

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- respect to the project land, including the Project and the said Flat/Shops which will, in any manner, affect the rights of Purchaser under this Agreement;
- h. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Flat/Shops to the Purchaser in the manner contemplated in this Agreement;
 - i. At the time of execution of the conveyance deed of the structure to the association of Purchasers the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Purchasers;
 - j. 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;
 - k. 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.
- 29) The Purchaser/s or himself/themselves with intention to bring all persons into whosoever hands the Flat may come, hereby covenants with the Promoter as follows :-
- a) To maintain the Flat at the Purchaser's own cost in good and tenantable repair and condition from the date that of possession of the Flat is taken and shall not do or suffer to be done anything in or to the building in which the Flat 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 is situated and the Flat itself or any part thereof without the consent of the local authorities, if required.
 - b) Not to store in the Flat 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 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 is

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

- c) To carry out at his own cost all internal repairs to the said Flat and maintain the Flat in the same condition, state and order in which it was delivered by the Promoter to the Purchaser and shall not do or suffer to be done anything in or to the building in which the Flat is situated or the Flat which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- d) Not to demolish or cause to be demolished the Flat 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 or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat is situated and shall keep the portion, sewers, drains and pipes in the Flat 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 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 without the prior written permission of the Promoter and/or the Society or the Limited Company.
- e) 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 is situated or any part thereof or 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 Flat in the compound or any portion of the project land and the building in which the Flat is situated.
- g) 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 is situated.

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- h) 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 by the Purchaser for any purposes other than for purpose for which it is sold.
 - i) The Purchaser shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Flat until all the dues payable by the Purchaser to the Promoter under this Agreement are fully paid up.
 - j) The Purchaser shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Flat 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.
 - k) Till a conveyance of the structure of the building in which Flat is situated is executed in favour of Society/Limited Society, the Purchaser 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.
 - l) Till a conveyance of the project land on which the building in which Flat is situated is executed in favour of Apex Body or Federation, the Purchaser 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.
- 30) The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or

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Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

31) **Allotment of covered parking space:-**

1) Further I/we have the pleasure to inform you that you have been allotted along with the said unit, covered car parking space at _____, level basement /podium /stilt/mechanical car parking unit bearing No. ____, admeasuring ____ sq. ft. having _____ ft. length x _____ ft. breath x _____ ft. vertical clearance on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

OR

2) **Allotment of open car parking:-**

Further I/We have the pleasure to inform you that you have been allotted an open car parking bearing No. _____, having _____ ft. length x _____ ft. breadth without consideration."

32) Further the Purchaser/s hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser/s, covered car parking space at _____ level basement podium / stilt / mechanical car parking unit bearing No. _____ admeasuring ____ sq. ft. having _____ ft. length x _____ ft. breadth x _____ ft. vertical clearance.

33) It is mutually agreed between the parties and the Allottee has requested the Promoter for allotment of an open car parking space and the Promoter agrees to allot to the Allottee an open car parking space without consideration bearing No. _____ admeasuring ____ sq. ft. having ____ ft. length x _____ft. breadth.

34) Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Flat or of the said Plot and Building or any part thereof. The Purchaser shall have no claim save and except in respect of the Flat 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.

35) **PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:** - After the Promoter executes this Agreement he shall not mortgage or create a charge on the Flat 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,

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such mortgage or charge shall not affect the right and interest of the Purchaser who has taken or agreed to take such Flat.

- 36) **BINDING EFFECT:-** Forwarding this Agreement to the Purchaser by the Promoter does not create a binding obligation on the part of the Promoter or the Purchaser until, firstly, the Purchaser signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Purchaser and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Purchaser(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Purchaser and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Purchaser for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchaser, application of the Purchaser shall be treated as cancelled and all sums deposited by the Purchaser in connection therewith including the booking amount shall be returned to the Purchaser without any interest or compensation whatsoever.
- 37) **ENTIRE AGREEMENT:-** This Agreement, along with its schedules and annexure, 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 Flat, as the case may be.
- 38) **RIGHT TO AMEND: -** This Agreement may only be amended through written consent of the Parties.
- 39) **PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER /SUBSEQUENT PURCHASERS: -** It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Purchasers of the Flat, in case of a transfer, as the said obligations go along with the Flat for all intents and purposes.
- 40) **SEVERABILITY: -** If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under 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

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Regulations made there under 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.

- 41) **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:** - Wherever in this Agreement it is stipulated that the Purchaser has to make any payment, in common with other Purchaser(s) in Project, the same shall be in proportion to the carpet area of the Flat to the total carpet area of all the Flats in the Project.
- 42) **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.
- 43) **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 upon by and between the Promoter and the Purchaser, and after the Agreement is duly executed by the Purchaser 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 **AMBARNATH**.
- 44) The Purchaser 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.
- 45) That all notices to be served on the Purchaser and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the 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 ALLOTEE/ TRANSFEE	MR. _____ MRS. _____
ALLOTEE/TRANSFEE ADDRESS/ PHONE NUMBER	

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Email ID	
PROMOTER NAME	M/S.GRRS NIRMAN PVT.LTD
PROMOTER ADDRESS	Shop No.C4, Basav Nagar, Shiv Mandir Road, Opp. Kunal Ice Cream Parlour, Ambernath (East), Talaka Ambernath, District-Thane, PIN -421 501.
EMAIL ID OF PROMOTER	

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

- 46) **JOINT PURCHASERS:** - That in case there are Joint Purchasers all communications shall be sent by the Promoter to the 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 Purchasers.
- 47) **STAMP DUTY AND REGISTRATION:** - The charges towards stamp duty and Registration of this Agreement shall be borne by the Purchaser.
- 48) **DISPUTE RESOLUTION:** - Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the appropriate Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.
- 49) **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 having pecuniary and territorial jurisdiction will have the jurisdiction for this Agreement

SCHEDULE I

DESCRIPTION OF LAND/PROPERTY

ALL THAT PIECE AND PARCEL OF THE NON AGRICULTURAL PLOT/LAND ADMEASURING 432.92 SQUARE METERS ALONG WITH OLD STRUCTURE (BUNGLOW) ADM. ABOUT 2000 SQ. FT CARPET, PLOT NO 546, BEARING CORRESPONDING C.T.S. NO. 7527, LYING AND SITUATE AT VILLAGE AMBARNATH, IN SURYODAYANCO-OPERATIVE HOUSING SOCIETY LIMITED, TALUKA AMBARNATH, HAVING THE FOLLOWING DESCRIPTION

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VILLAGE	PLOT NO.	CITY SURVEY NO.	TOTAL AREA OF PLOT/LAND
AMBARNATH	546	7527	432.92 SQUARE METERS ALONG WITH OLD STRUCTURE (BUNGLOW) ADM. ABOUT 2000 SQ. FT CARPET
Taluka Ambarnath, Sub Registration District Ulhasnagar and Registration District Thane, within the limits of Ambarnath Municipal Council and is bounded as follows: East: West: North: South:			

SCHEDULE II
DESCRIPTION OF BUILDING

BUILDING BY THE NAME “VERMA HERITAGE”, CONSISTING OF GROUND + 06 FLOORS, CONSTRUCTED ON LAND BEARING PLOT NO 546, BEARING CORRESPONDING C.T.S. NO. 7527, BEING AND SITUATE AT VILLAGE AMBERNATH WITHIN THE LIMITS OF AMBERNATH MUNICIPAL COUNCIL, TALUKA: AMBERNATH AND SUB-REGISTRATION DISTRICT ULHASNAGAR, DIST THANE

SCHEDULE III
DESCRIPTION OF FLAT

FLAT BEARING FLAT NO. _____ ON _____ FLOOR, FLAT CARPET AREA ADMEASURING ABOUT _____ SQUARE METERS (CARPET AREA), IN THE BUILDING KNOWN AS “VERMA HERITAGE”, CONSTRUCTED ON LAND BEARING PLOT NO 546, BEARING CORRESPONDING C.T.S. NO. 7527, LYING, BEING AND SITUATE AT VILLAGE AMBERNATH WITHIN THE LIMITS OF AMBERNATH MUNICIPAL COUNCIL, TALUKA: AMBERNATH AND SUB-REGISTRATION DISTRICT ULHASNAGAR, DIST THANE..

SCHEDULE IV
SCHEDULE OF PAYMENT

S. No.	Schedule of Payment	Percentage
1	Booking Amount before the execution of the Agreement for sale	10%
2	Completion of Plinth	35%
3	Completion of 1 st and 2 nd slab	05%
4	Completion of 3 rd and 4 th slab	05%

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5	Completion of 5 th and 6 th slab	05%
6	Completion of 7 th and 8 th slab	05%
7	Completion of 9 th and 10 th slab	05%
8	Completion of 11 th and 12 th slab	05%
9	Completion of Brick Work	08%
10	Completion of internal / outer plaster and flooring work	07%
11	Completion of plumbing and sanitary fitting work	05%
12	At the time of possession	05%
	Total	100%

ANNEXURE “A”

MODERN AMENITIES FOR FLATS

1.	Earthquake resistance Construction and RCC Framed Structure
2.	Decorative falls ceiling, wiring and lighting provision in living rooms, solar for common facility and for hot water in bathroom.
3.	Doors: Main doors with both side laminates having fancy handles and locks
4.	Bakelite doors for W/C and Bathroom, with granite/ marble.
5.	Shed for the building AND Terrace with rain shed.
6.	Double coat sand plaster
7.	Separate pipeline for bore well and municipal water supply.
8.	Windows; Powder coated aluminum French sliding windows with mosquito net, Provision of exhaust in Kitchen Window.
9.	Flooring: Premium Quality 2 X 2 vitrified flooring in entire flat, passage and dry balcony.
10.	Modular Kitchen: Black Granite kitchen platform with 22 inch S.S. SINK. And full height glazed tiles above platform and as well as on kitchen platform wall & a loft for additional storage.
11.	Vitrified tiles flooring 2*2 size(Kajaria/Nitco/Somany or Equivalent)
12.	Toilets /W/C: - Full height designed matching high lighters with premium quality 12x12 antiskid flooring & western commode with hush and a loft Provision of Sintex tank connection.
13.	BATH:- Full height designed matching high lighters with premium quality 12x12 antiskid flooring & branded quality mixer, shower and geyser point and a loft Provision of Sintex tank connection
14.	Plumbing: Concealed plumbing branded UPVC/CPVC concealed fitting for entire Toilets/Bathrooms/Kitchen Etc. in the Flat. (Jaquar / Hindware/ Cera/ Johnson/ Somany).
15.	Electric: Concealed copper wiring with sufficient points for maximum utility, Telephone, washing, machine, fan, lights, TV. Cable, exhaust fan in kitchen, Kitchen appliances, inverter wiring and one AC Point in all rooms & bed room for flats and circuit breaker for every flats. And inverter battery in each room and geyser point in each bathroom & One bell to be provided to each flat.
16.	INTERNAL PAINTS: - internal walls paint with acrylic/plastic/velvet/Asian paint of equivalent.

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17.	Separate conduct for internal line.
18.	EXTERNAL PAINTS:- Good branded company full Acrylic Paint
19.	A place for washbasin in bathroom and space for washing machine
20.	Invertor space provision
21.	RCC loft will be provided over the WC and Bathroom and in kitchen
22.	Main Entrance Safety Door(Wood) with camera with screen and doorbell of the Flat

COMMON AMENITIES

1.	Main gate for the building.
2.	Compound Wall with M S gate
3.	CCTV with backup facility in additional in landing and terrace.
4.	Terrace with rain shade.
5.	Decorative Entrance Lobby
6.	Beautiful & Designer Elevation of building.
7.	Tube light with protective covering at all external corner of the building
8.	One Standard quality submersible water pump shall be provided for underground water tank as well as provision of loft for water tank.
9.	Drainage and plumbing shall be as per Municipal rules and regulations and according to instructions of the Architect of the project.
10.	Overhead and underground water tank for Municipal drinking water and overhead tank for bore well water as per the municipal norms (one stand by pump).
11.	Branded Lift (Thyssenkrupp/OTIS/KONE/Schindler will be provided and number of lifts and size of lift will be provided as per rules of AMC.
12.	Good quality of firefighting equipment's for future safety as per rules and guidelines of Ambarnath Municipal Council.
13.	A furnished society office with table, chair, & Toilet facility as per the DC rules & Single phase electric meter for each and every member of the society and common amenities for all the members of the society.
14.	Common open parking area for each flat owners.
15.	Earthling of full building & all rooms to be provided
16.	Special waterproofing treatments to avoid leakage from terrace, bath, W/c & Water proof of external walls
17.	Common security Guard cabin at main entrance as well as intercom facility in security room, lift and terrace.
18.	Floor height will be of 10 feet accordance with Municipal Development rule.
19.	Rain water harvesting.

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IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND DESCRIBED THEIR RESPECTIVE HANDS AND SEAL THIS _____ DAY OF _____ 2024

SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED DEVELOPER/PROMOTER/PARTY OF THE FIRST PART			
Name	Signature	L.H. Thumb Impression	Photograph
M/S.GRRS NIRMAN PVT.LTD Represented by its Director, MR. GURUCHARAN VERMA			
M/S.GRRS NIRMAN PVT.LTD Represented by its Managing Director, MR. VINAY G. VERMA			
SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED PURCHASER/ PARTY OF THE SECOND PART			
Name	Signature	L.H. Thumb Impression	Photograph
(1) MR. _____			
(2) MRS. _____			
WITNESSES:-			
Name	Address		Signature
Mr.			
Mr.			

THE BUILDER/DEVELOPER		THE PURCHASER/S	