Annexure'A'
Model Form of Agreement to be entered into between Promoter and Allottee(s)
(Seerule10(1))
EXPLANATORYNOTE

This is a model form of Agreement, which may be modified and adapted in each case having regard to the facts and circumstances of respective case but in any event, matter and substance mentioned in those clauses, which are in accordance with the statute and mandatory according to the provisions of the Act shall be retained in each and every Agreement executed between the Promoter and Allottee. Any clause in this agreement found contrary to or inconsistent with any provisions of the Act, Rules and Regulations would be void *ab-initio*.

Model Form of Agreement

This Agreement is made and exeuted at Nagpur on this.....day of..... in the year _____ between

(1) SANDESH INFRASTRUCTURES PRIVATE LIMITED (PAN : AAJCS2575A), a Company incorporated under the provisions of the Companies Act, 1956, having registered Office at Plot No. 135, Mohta Nikunj, Ramdaspeth, Nagpur – 440010, having incorporation No. U45200MH2005PTC155257 acting through authorised Directors SHRI RAMDEO S/O PRALHADRAI AGRAWAL, {UID : 7154 4722 0310} aged about 52 years, and/or SHRI DILIP S/O PRALHADRAI AGRAWAL, {UID : 5373 1198 2607} aged about 47 years, Both Occupation : Business, hereinafter known and referred to as the "VENDOR/PROMOTER" which expression shall unless repugnant to the context or meaning thereof always mean and include VENDOR/PROMOTER as well as its Directors, Shareholders, legal representatives,administrators and assigns or any other person claiming for or through them of the PARTY OF THE FIRST PART, AND;

(2) SHRI/MRS. ..... (PAN : ……., UID : ……., MOBILE No. _____, E-MAIL ID :_____) aged about …… years, Occupation : Business/Service/Housewife, Resident ……, here-in-after known and referred to as the **"ALLOTTEE/ PURCHASER/S"**, which term shall unlessrepugnant to the context or meaning thereof always mean and include the ALLOTTEE/ PURCHASER/S, as well as his/her/their heirs, legal representatives, Successors, executors, administrators and assigns of THE SECOND PART.

WHEREAS, the PROMOTER is the owner of ALL THAT piece and parcel of land bearing Kh. Survey No. 36/2, admeasuring about 93.00.00 Aar Sq. Mtrs. (9300.00 Sq. Mtrs.), Land Revenue Rs. 761.00, with Occupant Class 1 Bhumiswami Rights, in Mauza : BELTARODI, P. H. No. 34, Tahsil : NAGPUR (RURAL), District : NAGPUR, (hereinafter referred to as "the project land");

AND WHEREAS, the PROMOTER purchased the said land from (i) Shri Radheshyam Biharilal Banode, (ii) Mrs. Urmila Radheshyam Banode, (iii) Shri Mahendra Radheshyam Banode, (iv) Shri Shailesh Radheshyam Banode, (v) Shri Dhirendra Radheshyam Banode, (vi) Shri Rakesh Radheshyam Banode by Sale Deed dt. 26.11.2008 registered with Sub Registrar, Nagpur – 10 (Gramin) at Book No. 1 at Sr. No. 6218 dt.26.11.2008;

AND WHEREAS, the PROMOTER submitted a lay out plan to Nagpur Region Development Authority and the Nagpur Metropolitan Region Development Authority granted sanction to the said Lay out Map by Letter bearing No का. अभि/ वि. प.क./नामप्रविप्रा/८०४ दि. २४.०७.२०१८,

AND WHEREAS, the use of the said land is converted into non agricultural use / purposes by virtue of the Order/Sanad granted u/s 42-A of the Maharashtra Land Revenue Code, 1966 by the Collector Nagpur in RevenueCase No. 174/NAP-34/Mauza : Beltarodi/2019-2020 dt. 12.02.2020 and net plotable area sanctioned is 7608.007 Sq. Mtrs. having applicable FSI;

AND WHEREAS, the VENDOR/PROMOTER got the sanction of building plans of buildings/ apartment scheme to be erected on the said land from the Assistant Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide Building Permit No. B.E. (NMRDA)/South/Nagpur (Rural)/Case No. MB- 7778/2019071174/2787, dated 22.08.2022 and

according to the same the PROMOTER startedconstruction of building Scheme consisting of Residential Apartments and has named it as **"OFFICERS ENCLAVE";**

AND WHEREAS, the VEDNOR/PROMOTER here-in submitted the said proposed building to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration on 13.09.2022 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Regd. No. 8222 dt. 13.09.2022 and the project is known as **"OFFICERS ENCLAVE";**

AND WHEREAS the Vendor/Promoter is entitled and enjoined upon to construct building on the project land in accordance with the recitals hereinabove;

AND WHEREAS the Vendor/Promoter is in possession of the project land;

AND WHEREAS the VENDOR has proposed to construct on the project land ___ (_____) Buildings, having consisting of _____ Residential Apartments in the said project and to be collectively known and styled as **"OFFICERS ENCLAVE"**;

AND WHEREAS the Allottee is offered an Apartment bearing number _____ on the _____floor, (herein after referred to as the said "Apartment") in the Building called **"OFFICERS ENCLAVE"** (herein after referred to as the said "Building/Complex") being constructed in the single phase of the said project, by the Vendor/Promoter;

ANDWHEREAS the Vendor/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 registered the said Project under The Real Estate (Regulation and Development) Act, 2016 and the Real Estate Regulatory Authority MAHARERA vide Registration No. _____ to the said Project and an authenticated copy is attached herewith. A authenticated copy the same is attached herewith at Annexure - _____.

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

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

AND WHEREAS on demand from the allottee, the Vendor/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 _____, having his registered Office at _____and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Vendor/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 Vendor/Promoter to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B' respectively.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C-1;

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the

Vendor/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 and specifications of the Apartment 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 Vendor/Promoter have got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sanctions and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building;

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which areto be observed and performed by the Vendor/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 Vendor/Promoter have accordingly commenced construction of the said building/s in accordance with the said proposed plans.

ANDWHEREAS the Allottee has applied to the Promoter for allotment of an Apartment No._____ on the _____ Floor in the building/complex **"OFFICERS ENCLAVE"** being constructed in the said Project Land;

AND WHEREAS the carpet area of the said Apartment is_____ **Sq. Mtrs.** and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment.

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

AND WHEREAS, prior to the execution of these presents the Allottee has paid to the Vendor/Promoter a sum of **Rs. _____ (Rupees _____)** only, being part payment of the sale consideration of the Apartment agreed to be sold by the Vendor/Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Vendor/Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Vendor/Promoter the balance of the sale consideration in the manner herein after appearing.

AND WHEREAS, under section 13 of the said Act the Vendor/Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact this presents and also to register said Agreement under the Registration Act,1908.

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Vendor/Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the (Apartment) and the garage/covered parking (if applicable)

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

1. The Vendor/Promoter shall construct the said building/s consisting of the Ground Floor and _____ Upper Floors. The ground floor and Upper Floors shall consists of

_____Apartments to be constructed by the VENDOR on the said Project Land in accordance with the plans, designs and specifications as approved by the Competent local authority from time to time.

Provided that the Vendor/Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment 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 Vendor/Promoter and the Vendor/Promoter hereby agrees to sell to the Allottee Apartment No.....having carpet area admeasuring**.....sq. metres** enclosed balcony is _____ Sq. Mtrs., passage _____ Sq. Mtrs. on _____ Floor in the Building/Wing ___((hereinafter referred to as "the Apartment") as shown in the Floorplan thereof hereto annexed and marked Annexures C-1 and C-2 for the consideration of Rs. _____ including Rs. _____, being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith. (the price of the Apartment including the proportionate price of the common areas and facilities and parking spaces should be shown separately).

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

1(c) The Allottee has paid on or before execution of this agreement a sum of Rs_____ (Rupees_____only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to Vendor/Promoter the balance amount of Rs._____ (Rupees _____) in the following manner:-

i. Amount of Rs...../-(.....) (not exceeding 30% of the total consideration) to be paid to the Vendor/Promoter after the execution of Agreement
ii. Amount of Rs...../- (.....) (not exceeding 45% of the total consideration) to be paid to the Vendor/Promoter on completion of the Plinth of the building or wing in which the said unit is located.
iii. Amount of Rs...../- (.....) (not exceeding 70% of the total consideration) to be paid to the Vendor/Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said unit is located.
iv. Amount of Rs...../- (.....) (not exceeding 75% of the total consideration) to be paid to the Vendor/Promoter on completion of the walls, internal plaster, floorings doors and windows of the said unit.
v. Amount of Rs...../- (.....) (not exceeding 80% of the total consideration) to be paid to the Vendor/Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said unit.
vi. Amount of Rs...../- (.....) (not exceeding 85% of the total consideration) to be paid to the Vendor/Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said unit is located..
vii. Amount of Rs...../- (.....) (not exceeding 95% of the total consideration) to be paid to the Vendor/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 unit is located.
viii. Balance Amount of Rs……...../-(.....) against and at the time of handing over of the possession of the unit to the Allottee on or after receipt of occupancy certificate or completion certificate.

1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Vendor/Promoter 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 Vendor/Promoter) up to the date of handing over the possession of the [Apartment].

1(e) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Vendor/Promoter 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 Vendor/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 Vendor/Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottee by discounting such early payments @__% per annum for the period by which the respective installment has been pre-poned. 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 Vendor/Promoter.

1(g) The Vendor/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 Vendor/Promoter. If there is any reduction in the carpet area within the defined limit then Vendor/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 Promoters 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 Vendor/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 Vendor/Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Vendor/Promoter to adjust their payments in any manner.

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

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

2.2 Time is essence for the Vendor/Promoter as well as the Allottee. The Vendor/Promoter shall abide by the time schedule for completing the project and handing over the [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 Vendor/Promoter as provided in

clause1(c) hereinabove. (“Payment Plan”).

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

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

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

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

Provided further that upon termination of this Agreement as aforesaid, the Vendor/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 Vendor/Promoter) within a period of thirty days of the termination, the instalments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Vendor/Promoter.

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

6. The Vendor/Promoter shall give possession of the Apartment to the Allottee on or before.....day of.....20_____. If the Vendor/Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Vendor/Promoter shall be liable on demand to refund to the Allottee the amounts already received by them in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Vendor/Promoter received the sum till the date the amounts and interest thereon

is repaid.

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

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

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

7.1 Procedure for taking possession-The Vendor/Promoter, 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 [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 Vendor/Promoter shall give possession of the [Apartment] to the Allottee. The Vendor/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 Vendor/Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Vendor/Promoter or association of allottees, as the case may be. The Vendor/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 Apartment within 15 days of the written notice from the promoter to the Allottee intimating that the said Apartment is ready for use and occupancy:

7.3 Failure of Allottee to take Possession of [Apartment/Shop]: Upon receiving a written intimation from the Vendor/Promoter as per clause 8.1, the Allottee shall take possession of the [Apartment] from the Vendor/Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Vendor/Promoter shall give possession of the [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.

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

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

9. That the Vendor / Promoter has decided to dedicate the said Project to the provisions of The Maharashtra Apartments Ownership Act, 1970 and a Deed of Declaration u/s 2 of the said Act. Thus the said Project will be governed by the provisions of The Maharashtra Apartments Ownership Act, 1970. The provisions of The Maharashtra Apartments Ownership Act, 1970 as well as the terms and conditions contained in the said Deed of Declaration and the Bye-laws appended thereto shall always remain binding upon the Purchaser and her/his/their successors in title.

10. The Allottee along with other allottee(s) of Apartment in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Vendor/Promoter 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/"Association" and duly fill in, sign and return to the Vendor/Promoter within seven days of the same being forwarded by the Vendor/Promoter to the Allottee, so as to enable the Vendor/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.

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

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

Within 15 days after notice in writing is given by the Vendor/Promoter to the Allottee that the 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 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 Vendor/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 Vendor/Promoter provisional monthly contribution of Rs. ..... per month towards the outgoings. The amounts so paid by the Allottee to the Vendor/Promoter shall not carry any interest and remain with the Vendor/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 Vendor/Promoter to the Society or the Limited Company, as the case may be.

11. The Allottee shall on or before delivery of possession of the said premises keep deposited with the Vendor/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

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

13. 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 Vendor/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 Vendor/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.

14. REPRESENTATIONSANDWARRANTIESOFTHEVENDOR/PROMOTER

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

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

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

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

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

vi. The Vendor/Promoter has the right to enter into this Agreement and have 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 Vendor/Promoter have not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said [Apartment/Shop] which will, in any manner, affect the rights of Allottee under this Agreement;

viii. The Vendor/Promoter confirms that the Vendor/Promoter are not restricted in any manner whatsoever from selling the said [Apartment/Shop]to the Allottee in the manner contemplated in this Agreement;

ix. At the time of execution of the Sale deed of the structure to the association of allottees the Vendor/Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;

x. The Vendor/Promoter have duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

xi. No notice from the Government or any other local body or authority or any legislative

enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Vendor/Promoter in respect of the project land and/or the Project except those disclosed in the title report.

15. The Allottee/s or himself / themselves with intention to bring all persons into whosoever hands the Shop may come, hereby covenants with the Vendor/Promoter as follows:-

i. To maintain the Apartment/ Shop at the Allottee's own cost in good and tenant able repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment Is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.

ii. Not to store in the Apartment/Shop any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee 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 Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Vendor/Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any action 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 Apartment or any part thereof,noratanytimemakeorcausetobemadeanyadditionoralterationofwhatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment/Shop and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment without the prior written permission of the Vendor/Promoter and/or the Society or the Limited Company.

v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

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

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

viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee 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 Apartment until all the dues payable by the Allottee to the Vendor/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 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 Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

xi. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society/Limited Society, the Allottee shall permit the Vendor/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 Apartment is situated is executed in favour of Apex Body or Federation, the Allottee shall permit the Vendor/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.

Till handing over the management of said Building maintenance to the Association of Owners, the Purchaser shall permit the VENDOR and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said building or any part thereof to view and examine the state and condition thereof.

16. The Vendor/Promoter shall maintain a separate account in respect of sums received by the Vendor/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.

17. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Vendor/Promoter until the management of the said Building maintenance is handed over to the Association of Owners as herein before mentioned. 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.

18. THAT the said property is believed and shall be taken to be correctly described in the Schedule hereunder written and be sold subject to the outgoing agreements, restrictions and rights of the other co-owners of the remaining Undivided share in the said Plot of land and shall not annul this contract/Agreement, nor shall any compensation be allowed in respect thereof to the Purchaser, but all the same such mis-statement, error omission will always be subject to correction by the parties hereto.

19. VENDOR/PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

After the Vendor/Promoter executes this Agreement he shall not mortgage or create a charge on the *[Apartment/Shop] 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/Shop].

20. BINDING EFFECT

Forwarding this Agreement to the Allottee by the Vendor/Promoter do not create a binding obligation on the part of the Vendor/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 Vendor/Promoter. If the Allottee(s) fails to execute and deliver to the Vendor/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 Vendor/Promoter, then the Vendor/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.

21. ENTIREAGREEMENT

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Apartment, as the case may be.

22. RIGHTTOAMEND

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

23. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/ SUBSEQUENT ALLOTTEES

ItisclearlyunderstoodandsoagreedbyandbetweenthePartieshereto thatallthe provisionscontainedhereinandtheobligationsarisinghereunderinrespectof the Project shall equally be applicable to and enforceable against any subsequent Allottees of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

24. 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 mended 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.

25. 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 to the total carpet area of all the Apartments/Row Houses in the

Project.

26. 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.

27. PLACE OF EXECUTION

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

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

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

_____Name of Allottee
_____(Allottee's
Address)
Notified Email ID:_____

SANDESH INFRASTRUCTURES PRIVATELIMITED (Name of VENDOR name)
(Address of Developer/Promoter)
Plot No. 135, Mohata Nikunj, Ramdaspeth, Nagpur – 440010.
Notified Email ID :_____

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

30. JOINT ALLOTTEES

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

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

32. 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 competent Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules

and Regulations, there under.

33. 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 Nagpur courts will have the jurisdiction for this Agreement

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

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

ALL THAT **First Schedule Above Referred to**
Description of the Project land and all other details

ALL THAT Middle portion outof ALL THAT piece and parcel of land bearing Kh. Survey No. 36/2,admeasuring about 93.00.00 Aar Sq. Mtrs. (9300.00 Sq. Mtrs.), Land Revenue Rs. 761.00, with Occupant Class 1 Bhumiswami Rights, in Mauza : BELTARODI, P. H. No. 34, Tahsil : NAGPUR (RURAL), District : NAGPUR and the land is bounded as under:

TOWARDS EAST : _____

TOWARDS WEST : _____

TOWARDS NORTH : _____

TOWARDS SOUTH : _____

Second Schedule Above Referred to
Here setout the nature, extent and description of common areas and facilities.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this AGREEMENT FOR SALE at NAGPUR in the presence of the attesting witnesses, signing as such on the day first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED

Allottee:(including joint buyers)

(1)_____

(2)_____

Please affix photograph and sign across the photograph

Please affix photograph and sign across the photograph

At_____on_____

In the presence of WITNESSES:

1. Name _____ Signature_____

2. Name _____ Signature _____

SIGNED AND DELIVERED BY THE WITHIN NAMED

Vendor/Promoter:
FOR SANDESH INFRASTRUCTURES PRIVATELIMITED

Please affix photograph and sign across the photograph

(1)_____
(SHRI RAMDEO PRALHADRAI AGRAWAL**)**

(2)_____
(SHRI DILIP PRALHADRAI AGRAWAL**)**

WITNESSES:

3. Name _____ Signature _____

4. Name _____ Signature _____

SCHEDULE 'A'
PLEASE INSERT DESCRIPTION OF THE APARTMENT ALONG WITH BOUNDARIES IN

DESCRIPTION OF THE APARTMENT

Name of Building : "OFFICERS ENCLAVE"

The

Apartment /Shop No.	Floor	Carpet Area (Sq.Mtrs)	Enclosed Balcony (Sq.Mtr)	Terrace Area (Sq.Mtrs)	Undivided Share in Land (%)

said Apartment is bounded as under:

ON THE EAST - BY _____,
ON THE WEST - BY _____,
ON THE NORTH - BY _____,
ON THE SOUTH - BY _____.

SCHEDULE'B'
FLOOR PLAN OF THE APARTMENT

ANNEXURE–A

Name of the Attorney at Law/Advocate,

Address :

Date :

No.

RE. :

ANNEXURE

(Specification and amenities for the Residential Apartment)

FOUNDATION	:	R.C.C. Framed Structure in high strength Cement STRUCTURE and TMT – 500 Grade Steel being in seismic zone precautionsand safeguards against earth quake is ensured in structural design.
WALLS	:	Red Bricks/ Fly ash Bricks/AAC Block- External 230mm Brick work/ Internal 115mm/100mm Brick work.
FLOORING Lobby and staircase	:	Marble/Tiles in main lobby on ground floor,Staircase risers & treads in Vitrified Tiles.
Drawing &	:	Quality double charge Vitrified title flooring Dining
Kitchen &	:	Quality double charge Vitrified title flooring Bedrooms
Bathrooms	:	Anti – Skid tiles
Parking and Driveway	:	Interlocking paving blocks.
Kitchen	:	Granite platform with stainless steel sink and glazed titlesDado with municipal & bore water connections.
DOORS	:	Main Door – Steel door. Internal door frames Made of RCC and shutters shall be factory- made flush door with plastic laminate finish with fittings and latch lock.
WINDOWS	:	Quality anodized aluminium sliding windows.
TOILETS	:	First quality branded sanitary-ware to all toilets, Jaquar /equivalent Mixers / Divertors. Provision of geyser connection.
WALL FINISH	:	External Walls :Sand- face plaster with AND PAINTING acrylic base fungus resistant texture/plain paint.
INTERNAL WALLS	:	Cement plaster with putty finish on wall.
DRINKING / WATER	:	Underground / Overhead tank direct connections to all kitchens.
ELECTRICAL	:	Havells/ Polycab/ RR or equivalent Cable copper multiFITTINGS strand 1-Phase concealed wring with MCB andRCCB for Distribution Board. Adequate light points in entire flat. Switches by Legrand/ Panasonic or equivalent, lightand plug points in kitchen for refrigerator, microwave oven,mixers, geysers and water purifier, washing machine etc.
DRIVE WAY	:	Interlocking paving blocks.
MAIN FOYER	:	Attractive, gorgeous entrance foyer with security desk and CCTV monitor Station.
PLUMBING	:	CPVC pipes and fittings of reputed company for all internal & external concealed piping. UPVC pipes of reputed company with chemical solvent joints for all soil and waste water line.
TILE CLADDING AND DADO	:	Kitchen : Designer glazed tiles Dado above kitchen platform 2' [Two Feet] height. Bathroom and WC : Designer glazed tiles7' [Seven Feet] height.
Utilities / Wash	:	Vitrified tiles up to 3' [Three Feet] height.

LIST OF ANNEXURES

Annexure “A” :	Title Certificate.
Annexure “B” :	7/12 Extracts.
Annexure “C” :	Approved Layout.
Annexure “D” :	Authenticated Copy of the approved Building Permits & Plans
Annexure “E” :	List of Common Areas, and Amenities to the provided under these presents.
Annexure “F” :	Registration Certificate of the Project granted bythe Real Estate Regulatory Authority.