Annexure 'A'
(See rule 10(1))

STELLA
AGREEMENT TO SELL
OFFICE CHAMBER No._____
SALE CONSIDERATION RS. _____ ONLY
(RUPEES _____ ONLY)

(MAUZA: HIWARI, SHEET No.184, City Survey No.101
Zone No. 1.66/184,Page No.105, @Rs.48,890/- per Sq.Mtrs., M.V.=Rs._____

THIS AGREEMENT TO SELL is made and executed at NAGPUR on this _____ Day of _____, 2022, BETWEEN :

01. **KAPIL NANDKISHOR NATHANI**, aged about ____ years,
Occupation: Business, (PAN- AEWPN 6586 J),(UID- 9876 3494 2735)
r/o.Block No.5, Mohta Building, Anaz Bazar, Itwari, Nagpur-440002,

acting through her/his duly Constituted Attorney
M/s. _____, a
Registered Partnership Firm, having its Registered Office at
_____, Income Tax Permanent Account No.
_____, and represented through it's Authorised Partner :
MRS./SMT./SHRI. _____,
Aged about _____ Years, Occupation - _____,
Aadhar Unique Identity No. _____,
Resident of _____,

hereinafter called the "VENDOR/PRAMOTER/DEVELOPER", which expression shall unless repugnant to the context or meaning thereof always mean and include the said "VENDOR/PRAMOTER/DEVELOPER" as well as, her/his heirs, legal representatives, executors, administrators,successors and assigns of the FIRST PART.

AND

M/s. _____, a Registered Partnership Firm, having its Registered Office at _____, Income Tax Permanent Account No. _____, and represented through it's Authorised Partner :

MRS./SMT./SHRI. _____,
Aged about _____ Years, Occupation - _____,
Aadhar Unique Identity No. _____,
Resident of _____,
hereinafter called the "DEVELOPER / PROMOTER / CONFIRMING PARTY",
which expression shall unless repugnant to the context or meaning thereof,
always mean and include the said "PARTNERSHIP FIRM and its PARTNERS",
as well as, their respective heirs, legal representatives, executors, administrators,
successors and assigns of the SECOND PART.

OR

M/s. _____, a

Company incorporated under the provisions of the Companies, Act, 1956, bearing Incorporation Certificate No. _____, Income Tax Permanent Account No. _____, having its Registered Office at _____, and acting through its Authorised Director :
MRS./SMT./SHRI. _____,
Aged about _____ Years, Occupation - _____,
Aadhar Unique Identity No. _____,
Resident of _____, hereinafter called the "DEVELOPER / PROMOTER / CONFIRMING PARTY",which expression shall unless repugnant to the context or meaning thereof,always mean and include the said "COMPANY and its DIRECTORS", as well as, their legal representatives, Liquidators, executors, administrators, successors and assigns of the SECOND PART.

AND

MRS./SMT./SHRI. _____,
Aged about _____ Years, Occupation - _____,
Income Tax Permanent Account No. _____,
Aadhar Unique Identity No. _____,
Resident of _____,
hereinafter called the "PURCHASER", which expression shall unless repugnant to the context or meaning thereof, always mean and include the said "PURCHASER", as well as, her/his heirs, legal representatives, executors, administrators, successors and assigns of the THIRD PART.

WHEREAS, the Seller is the absolute and exclusive owner in possession of ALL THAT piece and parcel of Leasehold land bearing N.I.T. Plot No. 26, admeasuring 836.127 Sq.Mtrs. [i.e. 9000 Sq.Fts..] in C.R.S. Section-III Scheme of N.I.T., Kh.No.17 of Mauza: Hiwari, bearing City Survey No. 481, Sheet No.10,11, Municipal House No.1542 (Index No. 23004021), Ward No.23(Zone No.8), Tah. & Dist.: Nagpur and more particularly described in the First Schedule hereunder written (hereinafter referred to as "the project land")

[Recital History of Property]

WHEREAS, originally the said plot was allotted by the Nagpur Improvement Trust to one Shri Baburao Pusaram Yewale in the year 1974 and later on said allotment transfer in the year 1982 to one Shri Kamlakar Baburao Purohit on request of pervious owner & as per rule of NIT at that time and thereafter on request of said Shri Kamlakar Baburao Purohit said allotment transfer by NIT on 14.04.1982 to M/s. Uma Trading Company through Partner Smt. Mohinibai Shadiram Agrawal and Smt. Sushila Rameshwar Agrawal and executed a Lease of the said Plot for a term commencing from 28.06.1974 and ending on 27.06.2004 by Indenture of Lease dt.27.10.1993 registered with Joint Sub Registrar Nagpur City-3, at Book No.Add-1, Volume No.99 at Page Nos.22 to 24 at Sr. No.290 on 04.02.1994; AND

WHEREAS, Smt. Mohinibai Shadiram Agrawal (Partner of M/s. Uma Trading Company) was expired on 18.04.1997 and hence said firm M/s. Uma Trading Company automatically dissolved and her share in the said firm as per her WILL Dt. 10.12.1996 bequeath to Smt. Sushila Rameshwar Agrawal and under this circumstance Smt. Sushila Rameshwar Agrawal

is sole owner of the said property and accordingly her name was mutated in all Government and Semi Government Record; AND

WHEREAS, on expiry of Lease period, The Nagpur Improvement Trust, Nagpur renewed the lease of the said Plot No 26 in favour of SMT. SUSHILA RAMESHWARLAL AGRAWAL by executing Renewal of Indenture of Lease dt. 03.02.2001 for the term commencing from 28.06.2004 and ending on 27.06.2034 registered with Sub Registrar Nagpur-6 at Doc. Sr. No. 560/2011, in Book No. 1, Page Nos. 01 to 8 on 04.02.2011; AND

WHEREAS, SMT. SUSHILA RAMESHWARLAL AGRAWAL was expired on 03.12.2019 and as per her WILL Dt. 15.04.2019 bequeath to her son SHRI ANIL RAMESHWARLAL AGRAWAL and accordingly his name was mutated in all Government and Semi Government Record; AND

WHEREAS, SHRI ANIL RAMESHWARLAL AGRAWAL sold the said property to the VENDOR hereinabove by a registered Sale Deed dt. 17.05.2022 registered with Sub Registrar Nagpur-8 at Doc.Sr. No.2806/2022, in Book No. 1, Page Nos.01 to 36 on 17.05.2022 and accordingly his name was mutated in all Government and Semi Government records; AND

WHEREAS, the said VENDOR thus became the owner of the said N.I.T. Plot No.26 By virtue of said SALE DEED Dt. 17.05.2022; AND

WHEREAS, the Vendor later on decided to develop the Project Land into a “COMMERCIAL ESTATE” by constructing a Multistoried Building thereon consisting of various self contained separate Office Chambers therein;

[Salient rights and obligations as per the Development Agreement accruing to VENDOR and DEVELOPER respectively can be described]

WHEREAS, for implementing the aforesaid proposed scheme, the Vendor has executed a General Power of Attorney for development of the said property and sale of various Units in the said project, in favour of the Developer / Promoter / Confirming Party on _____ and the same is duly registered at the Office of the Joint Sub Registrar, Nagpur No. ___ in Book No. 4 at Sr. No. _____ on _____(hereinafter referred to as “the Power of Attorney”);

WHEREAS, the Vendor/ Developer / Promoter does hereby state and declare that there are no impediments attached to the said Project Land. There are no any Tenants or illegal encroachment on the said Project Land and the Vendor has clear possession of the said Project Land. The said Project Land is freehold property and presently for establishing title no separate permission is required to be obtained from Government or any other Authority;
OR
[In case of any loan/mortgage/project finance, please provide complete details]

WHEREAS the Vendor is in possession of the project land and the Vendor/Developer / Promoter is entitled and enjoined upon to construct building(s) on the project land in accordance with the recitals hereinabove;

WHEREAS, the Vendor/Developer / Promoter has proposed to construct on the project land One Buildings, having Two Floor Basement with common puzzal parking + Ground Floor for Parking for Office/Chamber owner use as mentioned in DOD and 14 (FOURTEEN) Upper Floors – First Floor consisting of 1 (ONE) Office/ Chamber and from Second Floor to Fourteen Floor each floor consisting of 4(ONE) self contained separate Office/Chambers therein as per sanctioned map (here specify number of buildings and wings thereof as well as number of Basements/podiums/stilt and upper floors);

WHEREAS, the Vendor/Developer / 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;

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

OR

WHEREAS, the Vendor/Developer / Promoter shall get the said Project registered under the provisions of the Act with the Real Estate Regulatory Authority within the stipulated time period;

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

WHEREAS, by virtue of the Development Agreement and General Power of Attorney, the Developer / Promoter / Confirming Party has sole and exclusive right to sell the Apartments/Shops / Chambers / Office Premises / Godowns in the said building/s to be constructed by the Developer / Promoter / Confirming Party on the Project Land and to enter into Agreement/s with the prospective Purchaser(s)/s of the Apartments to receive the sale consideration in respect thereof;

WHEREAS, on demand from the Purchaser, the Vendor/Developer / Promoter has given inspection to the Purchaser of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Vendor/Developer / Promoter's Architects Messrs _____ 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. The Purchaser has, prior to the execution hereof perused the Title documents, Building Plans and Specifications of the said Project and the other documents and papers disclosed by the Vendor/Developer / Promoter and satisfied herself /himself /themselves about the title of the Vendor to the said Property and/or right of the Developer / Promoter to sell the same on ownership basis. The Purchaser hereby confirms that the Vendor/Developer / Promoter has produced for inspection to the Purchaser, all information and documents and has made full and true disclosure as demanded by the Purchaser and the Purchaser is satisfied with the same and has no further or other information nor disclosure to be required from the Vendor/Developer / Promoter ;

WHEREAS, the authenticated copies of Certificate of Title issued by the advocate of the Developer / Promoter / Confirming Party, authenticated copies of Property card or extract of

Village Forms VI and VII and XII showing the nature of the title of the Vendor to the Project Land on which the Office/Chambers are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively;

WHEREAS, the authenticated copies of the plans of the Layout and Building Plans as sanctioned and approved by the local authority have been annexed hereto and marked as Annexure C-1;
[In case of development in Phased manner, include following paragraph]

WHEREAS the authenticated copies of the plans of the Layout as proposed by the Vendor/Developer / 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;

WHEREAS, the authenticated copies of Specifications of the Office/Chamber agreed to be purchased by the Purchaser have been annexed and marked as Annexure-D;
[In case of development in Phased manner, include following paragraph]

WHEREAS, at present the Developer / Promoter / Confirming Party has got the approvals from the concerned local authority(s) to the plans for Basement, Ground and 14(Fourteen) Upper Floors and shall obtain the approvals for remaining Floors from Competent Authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building;

WHEREAS, while sanctioning the said plans concerned local authority has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Vendor/Developer / 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;

WHEREAS, the Vendor/Developer / Promoter has decided to dedicate the said Project to the provisions of The Maharashtra Apartment Ownership Act, 1970 and a Deed of Declaration u/s 2 of the said Act shall be executed after utilization of the proposed Floor Space Index and/or before execution of the Sale Deeds in favour of the Purchasers. Thus the said Project will be governed by the provisions of The Maharashtra Apartment Ownership Act, 1970. The provisions of The Maharashtra Apartment 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;

WHEREAS, the Vendor/Developer / Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans;

WHEREAS, the Purchaser has applied to the Developer/Promoter/ Confirming Party for purchase of Office/Chamber No. ____ on _____ Floor of building known and style as "STELLA" being constructed in the said Project;

WHEREAS, the carpet area of the said Office/Chamber is _____ square meters ; Open / Enclosed Balcony area is _____ square meters ; and "Carpet Area" means the net usable floor area of an Office/Chamber (excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Office/Chamber for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the said

Office/Chamber for exclusive use of the Purchaser), but includes the area covered by the internal partition walls of the Office/Chamber;

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;

WHEREAS, prior to the execution of these presents the Purchaser has paid to the Vendor/Developer / Promoter a sum of Rs. _____ (Rupees _____) only, being part payment of the sale consideration of the Office/Chamber agreed to be sold by the Vendor/Developer / Promoter to the Purchaser as advance payment or Application Fee (the payment and receipt whereof the Developer / Promoter / Confirming Party both hereby admit and acknowledge) and the Purchaser has agreed to pay to the Vendor/Developer / Promoter the balance of the sale consideration in the manner hereinafter appearing;

WHEREAS, the Developer / Promoter / Confirming Party has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at no. _____ ;

OR

WHEREAS, the Developer / Promoter / Confirming Party has proposed to register the said Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority;

WHEREAS, under section 13 of the said Act the Developer / Promoter / Confirming Party is required to execute a written Agreement for sale of said Office/Chamber with the Purchaser, being in fact these presents and also to register said Agreement under the Registration Act, 1908; In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Developer / Promoter / Confirming Party hereby agrees to sell and the Purchaser hereby agrees to purchase the said Office/Chamber.

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

1. THAT, the aforesaid Project consists of a Multi-storied Building, consisting of Two Floor Basement, Ground Floor, podiums and 14(Fourteen) Upper Floors. The Two Floor Basement and Ground Floor shall be utilized for Parking and other facilities mentioned in Deed of Declaration. The Upper Floors shall consists of – First Floor consisting of 1 (ONE) Office/ Chamber and from Second Floor to Fourteen Floor each floor consisting of 4(ONE) self contained separate Office/Chambers therein, to be constructed by the Vendor/Developer / Promoter 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/Developer / Promoter shall have to obtain prior consent in writing of the Purchaser in respect of variations or modifications, which may adversely affect the Office/Chamber of the Purchaser, except any alteration or addition required by any Government Authorities or due to change in law.

1.a i) The Purchaser hereby agrees to purchase from the Vendor/ Developer / Promoter and the Vendor/ Developer / Promoter hereby agrees to sell to the Purchaser Office/Chamber No. ___ of the type ___ having carpet area admeasuring ____ Sq. Metres on _____ Floor in the Building known and style as "STELLA" (hereinafter referred to as "the Office/Chamber") as shown in the Floor plan thereof hereto annexed and marked Annexures C-1 and C-2 for the total sale consideration of Rs. _____/- (Rupees _____ Only) which includes :

i) Rs. _____/- towards cost of Office/Chamber,
ii) Rs. _____/- towards cost of Infrastructure,
iii) Rs. _____/- being the proportionate price of the common areas, facilities and Infrastructure cost appurtenant to the premises, the nature, extent and description of the common areas and facilities which are moreparticularly described in the Second Schedule annexed herewith.
iv) Rs. _____/- towards the cost of allotted Garage bearing No. ____ situated at _____ Basement and/or stilt and /or podium. (If Applicable)
v) Rs. _____/- towards the cost of allotted covered parking space bearing No. ____ situated at _____ Basement and/or Stilt and/or Podium. (If Applicable)
(The price of the Apartment including the proportionate price of the common areas and facilities and parking spaces should be shown separately).

1.b Thus the total aggregate consideration amount for the said Apartment including Garage/Covered Parking Space is Rs._____/-.

1.c The Purchaser has paid on or before execution of this Agreement a sum of Rs. _____/- (Rupees _____ Only) (not exceeding 10% of the total consideration) as advance payment or Application Fee and hereby agrees to pay to the Developer / Promoter / Confirming Party the balance amount of Rs _____/- (Rupees _____Only) in the following manner:-

i) Rs. _____/- (_____) Only (not exceeding 30% of the total consideration) agreed to be paid by the Purchaser to the Developer / Promoter / Confirming Party within ____ days from the date of execution of this Agreement.
ii) Rs. _____/- (_____) Only
(not exceeding 45% of the total consideration)
agreed to be paid by the Purchaser to the Developer / Promoter / Confirming Party within ____ days from the date of completion of the Plinth of the building / wing in which the said Apartment is located.
iii) Rs. _____/- (_____) Only
(not exceeding 70% of the total consideration)
agreed to be paid by the Purchaser to the Developer / Promoter / Confirming Party within ____ days from the date of completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located.
iv) Rs. _____/- (_____) Only
(not exceeding 75% of the total consideration)
agreed to be paid by the Purchaser to the Developer / Promoter / Confirming Party within ____ days from the date of completion of the walls,internal plaster, floorings doors and windows of the said Apartment.
v) Rs. _____/- (_____) Only
(not exceeding 80% of the total consideration)

agreed to be paid by the Purchaser to the Developer / Promoter / Confirming Party within ____ days from the date of completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.

vi) Rs. _____/- (_____) Only
(not exceeding 85% of the total consideration)
agreed to be paid by the Purchaser to the Developer / Promoter / Confirming Party within ____ days from the date of completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located.

vii) Rs. _____/- (_____) Only
(not exceeding 95% of the total consideration)
agreed to be paid by the Purchaser to the Developer / Promoter / Confirming Party within ____ days from the date of completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection , paving of areas appertain and all other requirements as may be prescribed in the
Agreement of sale of the building or wing in which the said Apartment is located.

viii) Rs. _____/- (_____) Only
agreed to be paid by the Purchaser to the Developer / Promoter / Confirming Party against and at the time of handing over of the possession of the Apartment to the Purchaser on or after receipt of occupancy certificate or completion certificate.

Rs. (RUPEES _____ _____ ONLY)

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.

1.d The above mentioned total price/consideration excludes Taxes (consisting of tax paid or payable by the Vendor/Developer / Promoter by way of Value Added Tax, Service Tax and Cess, Insurance Premium towards Title of Property & Building or any other taxes, premiums, charges which may be levied and/or payable, in connection with the construction of and carrying out the Project payable by the Developer / Promoter / Confirming Party) up to the date of handing over the possession of the said Apartment. The Purchaser specifically agrees to pay to the Developer / Promoter / Confirming Party all such Taxes & Insurance Premium as and when demanded and shall always keep the Developer / Promoter / Confirming Party indemnified against the same. In the event of implementation of GST Provisions, the increased or decreed incidence of Tax (GST) shall be required to be paid by the Purchaser. It shall be obligatory on the part of Purchaser to pay the amount of VAT, Service Tax (GST as may be applicable) etc. simultaneously with the payment of each installment.

1.e The Purchaser does hereby state and declares that it shall be the sole liability and responsibility of the Purchaser to pay the amount of Tax Deducted at Source (TDS) @ 1.00% and undertaken to credit the same in the appropriate account of Income Tax Department, if applicable at the time of Registration of the Sale Deed. The said amount shall be deducted by the Purchaser from the Sale Consideration payable to the Developer / Promoter / Confirming Party and to credit the same in the appropriate account of Income Tax Department.

1.f 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 Developer /

Promoter / Confirming Party 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 Developer / Promoter / Confirming Party shall enclose the said Notification / Order / Rules / 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.

1.g THAT the Developer / Promoter / Confirming Party shall be exclusive incharge of the construction without any let or hindrance or interference by the Purchaser or any other contractor and under no circumstances during the subsistence of this contract, the Purchaser shall enter into any building contract in respect of Office/Chamber with any other Engineer, Architect, Building Contractor or Advisory Agency and such contract, if made by the Purchaser shall be void and shall not be binding upon the Developer / Promoter / Confirming Party.

1.h THAT during the period of building construction the Purchaser with Two days advance intimation to the Confirming Party, may enter upon the said Plot of land to inspect the Plans, specifications, Building materials if available at site and also the workmanship undertaken on the site.

1.i The Developer / Promoter / Confirming Party may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Purchaser to the Developer / Promoter / Confirming Party by discounting such early payments @ 10% per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Purchaser by the Developer / Promoter / Confirming Party. [If applicable]

1.j THAT, the Developer / Promoter / Confirming Party shall confirm the final Carpet Area that has been agreed to be sold to the Purchaser after the construction of the said proposed Multi-storied Building is complete and the Occupancy Certificate is granted by the Competent Authority. However it is understood by the Purchaser that the proposed construction is heterogeneous in nature comprising R.C.C. and Brickwork and particularly described in specifications appended hereto. It is understood by the Purchaser that shortcomings inherent to the heterogeneous nature of construction like those due to unequal contraction and expansion of unequal settlement of footings are likely to occur. It is agreed by the Purchaser that on account of practical constraints there will be an allowance of plus or minus Three percent variation in dimensions shown in sanctioned Building Plan or mentioned in this Agreement and no compensation shall be given to the Purchaser for such variations. The total price payable for the carpet area shall be recalculated upon confirmation by the Developer / Promoter / Confirming Party. If there is any reduction in the carpet area beyond the defined limit, then the Developer / Promoter / Confirming Party shall refund the excess money paid by the Purchaser within 45 (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 Developer / Promoter / Confirming Party 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.

1.k The Purchaser do hereby authorizes the Developer / Promoter / Confirming Party 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 Developer / Promoter / Confirming Party may in its sole discretion deem fit and the Purchaser undertakes not to object/demand/direct the Developer / Promoter / Confirming Party to adjust her/his payments in any manner.

2.1 THAT, the Developer / Promoter / Confirming Party 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 Purchaser, obtain from the concerned local authority occupancy and/or completion certificates in respect of the said Apartment.

2.2 THAT, Time is essence for the Developer / Promoter / Confirming Party as well as the Purchaser. The Developer / Promoter / Confirming Party shall abide by the time schedule for completing the project and handing over the Apartment to the Purchaser and the common areas to the association of the Purchasers after receiving the occupancy certificate or the completion certificate, 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 Developer / Promoter / Confirming Party as provided in clause 1 (c) herein above. (“Payment Plan”).

3. The Developer / Promoter / Confirming Party hereby declares that the Floor Space Index available as on date in respect of the project land is **836.127 Sq.**Meters only and Vendor/ Developer / Promoter has planned to utilize Floor Space Index of _____ by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Vendor/Developer / Promoter has disclosed the Floor Space Index of _____ as proposed to be utilized by it on the project land in the said Project and Purchaser has agreed to purchase the said Apartment based on the proposed construction and sale of Apartments to be carried out by the Developer / Promoter / Confirming Party by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Developer / Promoter / Confirming Party only.

4.1 If the Developer / Promoter / Confirming Party fails to abide by the time schedule for completing the project and handing over the Apartment to the Purchaser, the Developer / Promoter / Confirming Party 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 Developer / Promoter / Confirming Party, interest at the rate stipulated by State Bank of India being highest Marginal Cost of Lending Rate plus two percent, on all the delayed payment which become due and payable by the Purchaser to the Developer / Promoter / Confirming Party under the terms of this Agreement from the date the said amount is payable by the Purchaser(s) to the Developer / Promoter / Confirming Party.

4.2 Without prejudice to the right of Developer / Promoter / Confirming Party to charge interest in terms of sub clause 4.1 above, on the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Developer / Promoter / Confirming Party 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 Developer / Promoter / Confirming Party shall at his own option, may terminate this Agreement:

Provided that, Developer / Promoter / Confirming Party 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 and/or to make payment of defaulted installments alongwith interest payable thereon, as mentioned by the Developer / Promoter / Confirming Party within the period of (Fifteen) Days of such Notice, then at the end of such notice period, this Agreement shall IPSOFACTO stand cancelled and terminated absolutely forever.

Provided further that upon termination of this Agreement as aforesaid, the Vendor/Developer / Promoter shall refund to the Purchaser, subject to deduction of a sum of Rs. 1,00,000/- (Rupees One Lakh) Only plus the amount of interest chargeable at the rate prescribed under Clause No. 4.1 of this Agreement, on the defaulted installments from the due date till the date of Cancellation, towards liquidated damages, within a period of thirty days of the termination, the installments of sale consideration of the Office/Chamber which may till then have been paid by the Purchaser to the Developer / Promoter / Confirming Party.

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

6. The Developer / Promoter / Confirming Party shall give possession of the Office/Chamber to the Purchaser on or before _____ day of _____ 20___ but subject however subject to grant of necessary electric and water connections or supply and also subject to the Government restrictions, strike or any notice,order, rule, notification of the Government and / or other public or competent authority or any cause beyond the control of the Developer / Promoter / Confirming Party any other reasonable cause and the Purchaser agree to ignore reasonable delay in getting possession due to any of the above mentioned reasons and / or for any reason beyond the control of the Developer / Promoter / Confirming Party. If the Developer / Promoter / Confirming Party fails or neglects to give possession of the Apartment to the Purchaser on account of reasons beyond his control and of his agents by the aforesaid date, then the Developer / Promoter / Confirming Party shall be liable on demand to refund to the Purchaser the amounts already received by it 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 Developer / Promoter / Confirming Party received the sum till the date the amounts and interest thereon is repaid.

Provided further that the Vendor/Confirming Party shall not deliver the actual physical possession of the said Office/Chamber to the Purchaser until the entire Consideration

including also the charges for installation of Electric and Water Meters, Legal Expenses, Stamp Duty and Registration Fees and Service Tax, VAT Tax, etc. are paid by the Purchaser in full to the Developer / Promoter / Confirming Party hereto.
Provided further that the Developer / Promoter / Confirming Party 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 Office/Chamber 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 Developer / Promoter / Confirming Party upon obtaining the Completion Certificate or 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 Apartment to the Purchaser in terms of this Agreement to be taken within 15 (Fifteen) days from the date of issue of such notice and the Developer / Promoter / Confirming Party shall give possession of the said Apartment to the Purchaser. The Developer / Promoter / Confirming Party agrees and undertakes to indemnify the Purchaser in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Developer / Promoter / Confirming Party. The Purchaser agree(s) to pay the maintenance charges as determined by the Developer / Promoter / Confirming Party or Association of Purchasers, as the case may be.

7.2 The Purchaser shall take possession of the Apartment within 15 days of the written notice from the Developer / Promoter / Confirming Party to the Purchaser intimating that the said Office/Chamber is ready for use and occupancy.

7.3 THAT the Purchaser hereby agrees not to occupy the said Office/Chamber without prior written permission of the Developer / Promoter / Confirming Party else Purchaser shall be treated as a trespasser.

7.4 THAT the Vendor/Confirming Party does hereby agree with the Purchaser that on receipt of the balance sale price and also upon the payment of Electricity and Water Meter deposits, payment of Legal charges including Stamp Duty and Registration Fees, payment of Sales Tax and all other Taxes and Cesses that may be levied and payable at the time of Registration from Purchaser, the Vendor/Confirming Party will execute a proper Sale Deed relating to the Undivided share and interest in the said Plot of land and also the entire R.C.C. Superstructure comprising Office/Chamber hereby agreed to be sold in favour of the Purchaser or the nominee(s) appointed by the Purchaser and get the same duly registered at the costs of Purchaser in accordance with the law in force provided the Purchaser shall have also paid the entire agreed cost of construction of the Office/Chamber chosen by the Purchaser to the Confirming Party.

7.5 THAT on obtaining the proper Sale Deed relating to the Undivided share and interest in the said Plot of land hereby agreed to be sold, the same will be held by the Purchaser jointly with the other Co-owners thereof. However the Office/Chamber chosen by Purchaser in the proposed multi-storied building shall be owned and possessed by the Purchaser exclusively with heritable and transferable rights therein. The common areas and facilities shall vest with the Association of the Office/Chamber Owners for the purpose of maintenance.

7.6 Failure of Purchaser to take Possession of Office/Chamber: Upon receiving a written intimation from the Developer / Promoter as per clause (8.1) the Purchaser shall take possession of the Apartment from the Vendor/Developer / Promoter / Confirming Party by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement and the Developer / Promoter / Confirming Party shall give possession of the Office/Chamber to the Purchaser. In case the Purchaser fails to take possession within the time provided in clause 8.1 such Purchaser shall continue to be liable to pay maintenance charges as applicable, to the Developer or the Association, if formed. Under such circumstances the restrictions as may be imposed by the Association shall remain binding upon the Purchaser.

7.7 THAT the Purchaser shall protect the important parts of the building such as columns, beams, walls, slabs of R.C.C., Pardis or other structural portions in the said Office/Chamber and not cause any damage to the structural portions. In the like manner the Purchaser shall not damage water proofing, floor tiles etc. which will result in leakage in the building and thereby weaken the same and endanger the structure. For such unauthorized acts, if done by the Purchaser, then in such event, Purchaser will be solely responsible for any consequences which may arise. The Purchaser shall not be entitled to put pots (Kundi)/Plants etc. in the open passage / lobby.

7.8 If within a period of five years from the date of handing over the Apartment to the Purchaser, the Purchaser brings to the notice of the Developer / Promoter / Confirming Party any structural defect in the Office/Chamber or the building in which the Office/Chamber are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Developer / Promoter / Confirming Party 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 Developer / Promoter / Confirming Party, compensation for such defect in the manner as provided under the Act. In case any defect found in the proprietory items used in construction of said Office/Chamber, the Purchaser shall lodge claim of defects, shortcomings directly with the manufacturer of such item and the Developer / Promoter / Confirming Party shall always cooperate and assist the Purchaser in this regard. It is specifically brought to the notice of the Purchaser that on account of extreme tropical climate, contraction and expansion result in hair cracks to walls and such hair cracks shall not be treated as defects.

Provided further that in case of any change or modification to the Specification are effected at the request of the Purchaser, then the defect Liability will not be applicable to such modified Specification items. Similarly if the Purchaser has made modifications, changes or repairs and alterations to the Office/Chamber resulting in damages of any nature, then under such circumstances the Developer / Promoter / Confirming Party shall not be liable for make good of the defect.

8.1 The Purchaser shall use the Apartment or any part thereof or permit the same to be used only for purpose of BUSINESS/OFFICE for carrying on any COMMERCIAL use.(*strike of which is not applicable) He shall use the garage or parking space only for purpose of keeping or parking vehicle.

8.2 THAT it is understood by the Purchaser that the Developer / Promoter / Confirming Party shall display any type of Board, signs, banners etc. on any exterior part of

building proposed to be constructed on the said Plot of land and the Purchaser will neither object/disturb it, nor obstruct it's visibility in any way. The Developer / Promoter / Confirming Party shall not pay, nor the Purchaser shall demand any rent etc. for any signs displayed by the Vendor/Promoter/Confirming Party.

9.1 That the Developer / Promoter / Confirming Party has decided to dedicate the said Project to the provisions of The Maharashtra Apartment Ownership Act, 1970 and a Deed of Declaration u/s 2 of the said Act shall be executed after utilization of the proposed Floor Space Index and/or before execution of the Sale Deeds in favour of the Purchasers. Thus the said Project will be governed by the provisions of The Maharashtra Apartment Ownership Act,1970. The provisions of The Maharashtra Apartment 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.

9.2 THAT the Purchaser agrees to incorporate such terms and conditions, stipulations and restrictive covenants in the Sale Deed as are not set forth herein, but which may be deemed necessary or expedient to regulate the easement rights of the other Apartment Owners interse, in accordance with the provisions of The Maharashtra Apartment Ownership Act, 1970 and the rules made thereunder.

9.3 THAT the available open space (excluding the Restricted Area as may be mentioned in the Deed of Declaration), the common areas and common facilities as may be provided in the said Multi-storied Building shall be of common use of all the Apartment Owners in the said building and shall always remain undivided and no partition or division of any part thereof will be effected or carried out by the Purchaser severally or jointly with any other Apartment Owner or Owners.

9.4 The Vendor/Developer / Promoter shall, within 1(One) Months from the date of dedication of the said property to the provisions of The Maharashtra Apartment Ownership Act, as aforesaid, cause to be transferred to the said Association of Office/Chamber Owners, all the right, title and the interest of the Vendor/ Developer / Promoter / Confirming Party and/or the owners in the said structure of the Building or wing in which the said Apartment is situated.

9.5 The Allottee along with other allottee(s)s Apartment in the building shall 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 sign and execute the application for registration and /or membership and the other and documents necessary for the formation and registration of the society or Association all limited company and for becoming a member including the by-laws of the proportions society and duly filled in sign and returns to the promoter within 7 days of the being forwarded by the promoter to the allottee so as to enable the promoter to register organization of allottee ,So as to enable the promoter to register common organization of allottee no objection shall be taken by allottee is any character or modifications are made in the draught bye laws or the memorandum and or article Association as may be

required by the register of cooperative societies are the registrations of companies as the case may be or any other complete authority.

a) The promoter shall within three months of registration of the society Association of limited company as aforesaid cost to the transferred to the society. Or Limited company all the right, title and interest of the Vendor/Lessor/original/owner/ promoter and /or the owners in the cell structure of the building or wing in which state department is situated

b) The promoter shall within three months of registrations 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, tittle and the interest of the Vendor/Original/owner promoter and/or the owners in the project land on which the building with multiple Wings or buildings are constructed.

c) That Within 15 days after notice in writing is given by the Vendor/ Developer/ Promoter to the Purchaser that the Apartment 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 Apartment) of outgoings in respect of the project land and Building/s namely local taxes viz. Municipal corporation Taxes, Cesses, Non Agricultural Assessments, 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 Vendor such proportionate share of outgoings as may be determined.

The Promoter and Vendor both hereby agrees that the relevant Act under which the Apartment Scheme is constructed, accordingly, the points as specified in 9.5 a,b,c will be made applicable to both the parties.

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10. REPRESENTATIONS AND WARRANTIES OF THE DEVELOPER / PROMOTER / CONFIRMING PARTY :

The Developer / Promoter / Confirming Party hereby represents and warrants to the Purchaser as follows :

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

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

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

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

vi. The Vendor/Developer / 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;

vii. The Vendor / Developer / Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Apartment which will, in any manner, affect the rights of Purchaser under this Agreement;

viii. The Vendor/Developer / Promoter confirms that the Vendor/Developer / Promoter is not restricted in any manner whatsoever from selling the said Office/Chamber to the Purchaser in the manner contemplated in this Agreement;

ix. The provisions of The Maharashtra Apartment Ownership Act, 1970 shall applicable to this Agreement.

x. At the time of execution of the Sale Deed of the Office/Chamber in favour of the Purchaser, the Vendor/Developer / Promoter shall handover lawful, vacant, peaceful, physical possessionof the common areas of the Structure to the Association of the Office/Chamber Owners;

xi. The Vendor/Developer / 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 till the date of completion of the said project.

xii. 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 / Developer / Promoter in respect of the project land and/or the Project except those disclosed in the title report.

xiii. The Vendor/Developer/Promoter shall have every right to change and appoint any consultant as per their discretion & choice.

11. The Purchaser or herself/himself/themselves with intention to bring all persons into whosoever hands the Office/Chamber may come, hereby covenants with the Vendor/Developer / Promoter as follows :-

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

ii. The Purchaser hereby specifically agrees with the Vendor/Developer / Promoter that even after taking over the actual possession of the Office/Chamber chosen by Purchaser, the Purchaser will not object or prevent or obstruct the Vendor/Developer / Promoter in any way in carrying on and completing the work of other Office/Chamber in the said building and keeping building materials on the available open land.

iii. Not to store in the Office/Chamber 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 Office/Chamber 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 Office/Chamber is situated, including entrances of the building in which the Office/Chamber is situated and in case any damage is caused to the building in which the Office/Chamber is situated or the Office/Chamber on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.

iv. To carry out at her/his own cost all internal repairs to the said Office/Chamber and maintain the Office/Chamber in the same condition, state and order in which it was delivered by the Vendor/Developer / Promoter to the Purchaser and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Office/Chamber 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.

v. Not to demolish or cause to be demolished the Office/Chamber 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 Office/Chamber or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Office/Chamber is situated and shall keep the portion, sewers, drains and pipes in the Office/Chamber 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 Office/Chamber 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 Office/Chamber without the prior written permission of the Vendor/Developer / Promoter and/or the Association of the Office/Chamber Owners.

vi. Not to do or perform any activity, which will result in damages to the said Office/Chamber and Common area of the Project. The Purchaser shall not be entitled to carry material in Lift, keeping the materials of repairs in open space, bring in any Carriage or transporting Vehicle beyond the sustainable limit of the Floor within the said Project.

vii. 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 Office/Chamber is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

viii. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Office/Chamber in the compound or any portion of the project land and the building in which the Office/Chamber is situated. Pay to the Developer / Promoter / Confirming Party within fifteen days of demand by the Developer / Promoter / Confirming Party, 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 Office/Chamber is situated.

ix. 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 Office/Chamber by the Purchaser for any purposes other than for purpose for which it is sold.

x. 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 Office/Chamber until all the dues payable by the Purchaser to the Vendor/Developer / Promoter under this Agreement are fully paid up.

xi. The Purchaser shall observe and perform all the rules and regulations which the Association of the Office/Chamber Owners may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Office/Chambers 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 Association of the Apartment Owners regarding the occupancy and use of the Office/Chamber 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.

xii. Till handing over the management of said Building maintenance to the Association of Office/Chamber Owners, the Purchaser shall permit the Vendor/Developer / Promoter 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.

xiii. In case some of the Office/Chambers in the said Project remains unsold, even after completion of the same, then the Vendor/Developer / Promoter shall bear and pay the 100% of regular Maintenance Charges payable for such unsold Office/Chambers.

xiv) THAT, the Purchaser further covenants that after the sale deed is executed, he shall be solely responsible and liable for payment of separate Municipal Taxes, proportionate N.I.T. Ground Rent, Cesses and other taxes that may be assessed on hisshare in the property. If the Purchaser fail to execute the sale deed within the stipulated period or within the time notified by the Vendor for possession, the liability of taxes will start from the date notified for possession and will be recovered at the time of possession and/or execution of the Sale Deed whichever is earlier.

xv) The Purchaser hereby specifically agrees with the Vendor/Developer/Promoter that even after taking over the actual possession of the Apartment chosen by Purchaser, the Purchaser will not object or prevent or obstruct the Vendor/Developer/Promoter in any way in carrying on and completing the work of other Apartments in the said building and keeping building materials on the available open land.

12. The Vendor/Developer / Promoter shall maintain a separate account in respect of sums received by the Vendor/Developer / Promoter from the Purchaser as advance or deposit, sums received on account of the maintenance fund, expenses and also towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

13. Nothing contained in this Agreement is intended to be nor shall be construed as a demise or assignment in law, of the said Office/Chamber or of the said Plot and Building or any part thereof. The Purchaser shall have no claim save and except in respect of the Office/Chamber 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/Developer / Promoter until the management of the said Building maintenance is handed over to the Association of Office/Chamber Owners as hereinbefore mentioned.

14. 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.

15. After the Vendor/Developer / Promoter executes this Agreement he shall not mortgage or create a charge on the Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Purchaser who has taken or agreed to take such Apartment.

16. BINDING EFFECT : Forwarding this Agreement to the Purchaser by the Developer / Promoter / Confirming Party does not create a binding obligation on the part of the Developer / Promoter / Confirming Party 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 Developer / Promoter / Confirming Party. If the Purchaser(s) fails to execute and deliver to the Developer / Promoter / Confirming Party 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 Developer / Promoter / Confirming Party, then the Developer / Promoter / Confirming Party 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.

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

18. RIGHT TO AMEND : This Agreement may only be amended through written consent of the Parties.

19. 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 Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

20. SEVERABILITY : If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

21. 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 [Apartment/Plot] to the total carpet area of all the Apartment in the said Project.

22. 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.

23. PLACE OF EXECUTION : The execution of this Agreement shall be complete only upon its execution by the Developer / Promoter / Confirming Party through its authorized signatory at the Developer / Promoter / Confirming Party's Office, or at some other place, which may be mutually agreed between the Developer / Promoter / Confirming Party and the Purchaser, in Nagpur after the Agreement is duly executed by the Purchaser and the Developer / Promoter / Confirming Party 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.

24. The Purchaser and/or Developer / Promoter / Confirming Party shall present this Agreement as well as the Sale Deed at the proper registration Office of registration within the time limit prescribed by the Registration Act and the Developer / Promoter / Confirming Party will attend such Office and admit execution thereof.

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

_____ Name of Purchaser
_____ (Purchaser's Address)
Notified Email ID : _____
M/s _____
(Name of Developer / Promoter / Confirming Party name)
_____
(Address of Developer / Promoter / Confirming Party)
Notified Email ID : _____

It shall be the duty of the Purchaser and the Developer / Promoter / Confirming Party 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 Developer / Promoter / Confirming Party or the Purchaser, as the case may be.

26. JOINT PURCHASERS : In case there are Joint Purchasers all communications shall be sent by the Developer / Promoter / Confirming Party 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.

27. STAMP DUTY AND REGISTRATION : All expenses on account of preparation of all kinds of documents viz. Agreement to Sell, Sale Deed including cost of Stamp Duty, Registration Fees and all other charges and Misc. Expenses including the Lawyer's fees payable in respect thereof have been agreed to be borne and paid by the Purchaser.

28. 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 Maharashtra Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

29. GOVERNING LAW : 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 Competent Civil Court at NAGPUR will have the jurisdiction for this Agreement.

30. THAT for the matters not specifically covered, the provisions of Transfer or Property Act shall apply.

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

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Leasehold land bearing N.I.T. **Plot No. 26**, admeasuring **836.127 Sq.Mtrs. [i.e. 9000 Sq.Fts..]** with constructed house admeasuring **325 Sq.Mtrs.** thereon, in C.R.S. Section-III Scheme of N.I.T., Kh.No.17 of **Mauza: Hiwari,** bearing **City Survey No. 481, Sheet No.10,11, Municipal House No.1542** (Index No. 23004021), Ward No.23(Zone No.8), Tah. & Dist.: Nagpur and the said plot is bounded as under:-

ON NORTH	:	ROAD.
ON SOUTH	:	ROAD.
ON EAST	:	PLOT No.25.
ON WEST	:	LANE.

Description of the leasehold land and all other details

SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT R.C.C. superstructure bearing OFFICE/CHAMBER No._____ on the _____ FLOOR of the Building known as “STELLA”, admeasuring about _____ Sq.Mtrs. built-up + covered common puzzle parking admeasuring _____ Sq.Mtrs. as per sanctioned map annexed herewith, along with the variable undivided _____ % share & interest in the LEASE HOLD LAND BEING N.I.T. PLOT No.26.

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

SPACE FOR SIGNATURE, PHOTO & THUMB IMPRESSION

01. KAPIL NANDKISHOR NATHANI
VENDOR/DEVELOPER/PRAMOTER

02._____
PURCHASER

SCHEDULE 'A'

ALL THAT piece and parcel of Leasehold land bearing N.I.T. **Plot No. 26**, admeasuring **836.127 Sq.Mtrs. [i.e. 9000 Sq.Fts..]** with constructed house admeasuring **325 Sq.Mtrs.** thereon, in C.R.S. Section-III Scheme of N.I.T., Kh.No.17 of **Mauza: Hiwari,** bearing **City Survey No. 481, Sheet No.10,11, Municipal House No.1542** (Index No. 23004021), Ward No.23(Zone No.8), Tah. & Dist.: Nagpur and the said plot is bounded as under:-

ON NORTH	:	ROAD.
ON SOUTH	:	ROAD.
ON EAST	:	PLOT No.25.
ON WEST	:	LANE.

PLEASE INSERT DESCRIPTION OF THE [APARTMENT/ OFFICE /CHAMBER/PLOT] AND THE GARAGE/CLOSED PARKING (IF APPLICABLE) ALONG WITH BOUNDARIES IN ALL FOUR DIRECTIONS

SCHEDULE 'B'

ALL THAT R.C.C. superstructure bearing OFFICE/CHAMBER No._____ on the _____ FLOOR of the Building known as "STELLA", admeasuring about _____ Sq.Mtrs. built-up + covered common puzzle parking admeasuring _____ Sq.Mtrs. as per sanctioned map annexed herewith, along with the variable undivided _____ % share & interest in the LEASE HOLD LAND BEING N.I.T. PLOT No.26.

FLOOR PLAN OF THE APARTMENT

ANNEXURE – A

Title Report

ANNEXURE –B

(Authenticated copies of Property Card or extract Village Forms VI or VII and XII or any other revenue record showing nature of the title of the Vendor/Lessor/Original Owner/Developer / Promoter / Confirming Party to the project land).

ANNEXURE –C-1

(Authenticated copies of the plans of the Layout as approved by the concerned Local Authority)

ANNEXURE - C-2

(Authenticated copies of the plans of the Layout as proposed by the Developer / Promoter / Confirming Party and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project)

ANNEXURE –D

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

ANNEXURE – E

(Specification and amenities for the Apartment),

ANNEXURE –F

(Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority)

RECEIPT

Received of and from the Purchaser above named the sum of Rupees _____ on execution of this agreement towards Earnest Money Deposit or application fee.

I say received.

The Developer / Promoter / Confirming Party.