~~Annexure 'A'~~

~~Model Form of Agreement to be entered into between~~

~~Promoter and Allottee(s)~~

~~(See rule 10(1))~~

~~EXPLANATORY NOTE~~

~~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~~AGREEMENT FOR SALE

This Agreement for Sale is ~~made~~ made and executed at Nagpur on this ____ day of _____ in the year _____

BY AND BETWEEN

M/S RANA INC.
Through Proprietor,
ABBAS SADRUDDIN DHAMANI
[PAN – AJYPD8662N]
Aged about 72 years, Occupation – Business,
R/o. Ramnath City, Y-18, Koradi Road, Nagpur – 441 111.
Hereinafter referred to and called the **"~~VENDOR~~PROMOTER"** which term and expression shall, unless inconsistent to the context or contrary to the meaning thereof, always mean and include the said **~~VENDOR~~ PROMOTER** as well as it's/his heirs, legal representatives, successors, executors, assigns etc. of the **ONE PART**.

And

_____

(AADHAAR _____)(PAN _____)

Aged about ___, Occupation _____

R/o. _____

~~hereinafter~~Hereinafter referred to as "the Allottee" (_____) of the Other Part.

WHEREAS; the PROMOTER is the sole and absolute owner and in possession of ALL THAT piece and parcel of land bearing Plot No. 651 containing by admeasurement about 929 Sq. Mtrs. (as per City Survey Property Card), 947.61 Sq. mtrs. (as per Nazul Lease and Freehold Order) under Panchpaoli Housing Accommodation Scheme, Unit No. 1, sheet No. 67, City Survey No. 2306 of Mouza — Indora, situated at Kashmiri Galli, corresponding to Municipal Corporation House No. 44 Ward No. 54, within the limits of Nagpur Municipal Corporation, Tahsil and District Nagpur.

AND WHERERAS; originally, the said property belonged to Sardar Hira Singh Gurudatta Singh Sethi who had purchased it from Smt. Harnam Kaur Wd/o. Bhagat Singh and Sardar Ramrakha Singh S/o. Bhagat Singh as per sale deed duly registered in the office the Sub-Registrar, Nagpur, bearing serial/registration No. 609 dated 16/02/1967.

AND WHEREAS; after demise of Sardar Hira Singh Gurudatta Singh Sethi, the said property was sold by his wife namely Dewatibai Hirasingh Sethi in favour of Shri Suchet Singh, Shri Kishan Singh, Shri Darshan Singh, Shri Narendra Singh and Shri Papinder Singh all sons of Harnam Singh being minors through mother Smt. Premwatibai W/o. Harnamsingh as per sale deed duly registered in the office of the Sub-Registrar, Nagpur, bearing serial/registration No. 2398 dated 29/10/1973 as such they all became owners of the said property. The said five brother being sons of Harnamsingh were minors at the time of sale deed, therefore, that sale deed was signed by their step mother Smt. Premwatibai W/o. Harnamsingh.

AND WHEREAS; said Harnam Singh was earlier married to one Smt. Tarawantibai later on married to Smt. Premwantibai. Said Harnamsingh

had daughters from his first wife namely Smt. Tarawantibai as under, but had issue from Smt. Premwantibai.

1. Sudarshan Kaur W/o. Pritam Singh Sathiala,

2. Usha @ Davindar W/o. Praveen Mansta

3. Smt. Nirmal Kaur W/o. Harjeetsingh

4. Smt. Manjeet Kaur W/o. Jagdish Bayal

AND WHEREAS; said Smt. Nirmal Kaur W/o. Harjeetsingh left for her heavenly abode on 31/10/2017 leaving behind her following legal heirs,

1. HARJIT SINGH S/O. INDER SINGH,

2. GURPREET SINGH MANNI S/O. S. AHARJIT SINGH MANNI,

3. JAGPREET SINGH S/O. HARJIT SINGH

AND WHEREAS; the daughters of Harnam Singh in the year 2016 filed a civil suit claiming their share, rights in the said property and partition, separate possession etc. against their brothers vide Spl.C.S. No. 778/2016, however, that suit came to be disposed of in view of mutual compromise and settlement between the parties as per compromise deed at Exh. 68. As per compromise and settlement between the parties, it was agreed that out of the sale proceeds of the said property, amount of Rs. 1,40,00,000/- (Rupees One Crore Forty Lakhs Only) would be given to the plaintiffs i.e. 1. Smt. Sudarshan Kaur W/o. Pritam Singh Sathiala, 2. Usha @ Davindar W/o. Praveen Mansta, 3(i) HARJIT SINGH S/O. INDER SINGH, 3(ii) GURPREET SINGH MANNI S/O. S. AHARJIT SINGH MANNI, 3(iii) JAGPREET SINGH S/O. HARJIT SINGH, 4. SMT. MANJEET KAUR W/O. JAGDISH BAYAL, herein towards their full and final settlement and rest of the amount receivable against the said property shall be received and enjoyed by their brothers i.e. defendants No. 1 to 11 which are as follows:

1(i). RAJENDRA PAL SINGH S/O. SUCHET SINGH RAJPUT

1(ii). BALVINDRA SINGH S/O. SUCHET SINGH RAJPUT

1(iii) THAKURPAL SINGH S/O. SUCHET SINGH RAJPUT

1(iv). HARJEET PAL SINGH S/O. SUCHET SINGH RAJPUT

2(i). SMT. KULWANT KAUR Wd/O. KISHAN SINGH RAJPUT

2(ii). HARPREET SINGH S/O. KISHAN SINGH RAJPUT

2(iii). DILPREET SINGH S/O. KISHAN SINGH RAJPUT

2(iv). SMT. MANMEET KAUR WIO. GURMEET SINGH BEHAL

3. SUDARSHAN SINGH @ DARSHAN SINGH S/O. HARNAM SINGH RAJPUT

4. NARENDER SINGH S/O. HARNAM SINGH RAJPUT

5. PAPINDER SINGH S/O. HARNAM SINGH RAJPUT

AND WHEREAS; in due course of time Suchet Singh Harnam Singh expired on 18/09/2007 leaving behind him his four sons, as mentioned hereinabove at serial No. 1(i) to 1(iv) as his legal heirs. His wife namely, Smt. Surjeet Kaur also expired. Also Kishansingh Harnamsingh expired on 22/06/2000, as mentioned hereinabove at serial No. 2(i) to 2(iv) are his legal heirs.

AND WHEREAS; the abovementioned persons from 1(i) to 5 are the legal heirs and successors of Late Harnamsingh Bhagatsingh and accordingly, the said property devolved upon the aforesaid 11 persons, as such the aforesaid 11 persons were entitled to get the said property mutated/recorded in their names and dispose off the same at any terms or price, however, settled amount of Rs. 1,40,00,000/- (Rupees One Crore Forty Lakhs Only) was to be given to the above named plaintiffs in S.C.S. No. 778/2016.

AND WHEREAS; the said plot was held on heritable, transferable and renewable leasehold rights granted by Government of Maharashtra through Collector/Nazul Officer, and after expire of the lease term, the lease term has

been renewed/extended for a further term of (30) thirty years commencing from 1st April 2005 ending on 31st March 2035 by Governor of Maharashtra through office of the Collector, Nagpur as per lease indenture issued by office of the Collector, Nagpur in Revenue Case No.18/NAA-48/2021-2022 dated 29/06/2022 duly registered in the office of the Sub-registrar, Nagpur-1, bearing serial/registration No. 5238/2022 dated 29/06/2022, however, upon payment of necessary conversion charges, the said plot has been converted into freehold (Bhogwatdar Warg -1) from leasehold rights, as per order dated 18/07/2022 passed by office of the Collector, Nagpur in Revenue Case No. 32/NAA-48/2021-2022. The area of said plot was earlier recorded as 636.5 sq. mtrs. In City Survey Property Card which has been corrected as 929.00 Sq. Mtrs., as per order dated 13/12/2021 passed by office of the Superintendent of Land Records.

AND WHEREAS; the said property did not proved to be useful or suitable by the aforesaid 11 erstwhile owners from 1(i) to 5, therefore, for certain cogent, valid and good reasons, for the benefit and in the interest of family, the aforesaid 11 persons decided to dispose of the said property in favour of the PROMOTER herein and further, to utilized the sale proceeds for and in the best interest of family and also making payments of settlement amount to the above named plaintiffs, accordingly, the aforesaid 11 persons entered in an agreement for sale of the above said property in favour of the PROMOTER, vide Agreement for Sale duly registered in the office of Sub-registrar, Nagpur-6 bearing serial/registration No. 3083/2020 dated 20/10/2020. The area of the said plot at the time of registration of Sale Agreement was 636.5 Sq. Mtrs., as per City Survey Property Card, accordingly, the valuable consideration amount payable by the PROMOTER was settled at Rs. 2,15,49,000/- (Rupees Two Crore Fifteen Lakhs and Forty Nine Thousand Only) on which the applicable stamp duty and registration fees was paid. The PROMOTER out of total payable consideration amount paid amount of Rs. 20,00,000/- (Rupees Twently Lakhs Only) to the aforesaid 11 persons as mentioned in the Agreement for Sale and further paid amount of Rs.1,40,00,000/- (Rupees One Crore Forty Lakhs Only) to the Plaintiffs as per settlement in Special Civil Suit No. 778/2016, however, now as the area of said plot was increased and corrected in the relevant records, therefore, the consideration amount was also revised at Rs. 3,00,00,000/- (Rupees Three Crores Only) as against Rs. 2,15,49,000/- (Rupees Two Crore Fifteen Lakhs and Forty Nine Thousand Only).

AND WHEREAS; accordingly, PROMOTER herein paid the settled consideration amount to all the stakeholders as per their proportions as mentioned hereinabove and acquired the lawful and absolute rights in the aforesaid property by way of Sale Deed duly registered in the office of Sub-Registrar Nagpur 1, at Serial/Registration No. 6005/2022 on 20/07/2022. The area of said Plot as per city survey property card is ____ while as per Nazul lease and freehold order it is _____. Accordingly, the name of promoter has been duly mutated and recorded in all relevant records.

AND WHEREAS; the VENDOR, for construction of a multi stored building on the said plot, got sanction of a building Plan/permit from Nagpur Improvement Trust for construction, building plan/permit No. _____ dated _____.

AND WHEREAS; the VENDOR after sanction of building plan/permit, started the construction work of a Multistoried building on the said plot consisting self-contained residential Apartments and Shops for the purpose of allotment and sale to and in favour of any prospective willing buyer/s, reserving rights to get the said building plan it revised/re-revised, if required.

AND WHEREAS; the said building/complex is submitted to the provisions of Maharashtra Apartments Ownership Act, 1970, by virtue of Declaration Deed duly registered in the office of the Sub-Registrar, Nagpur – __, bearing serial/registration No. _____ dated _____.

~~by an Agreement/Conveyance dated ..... day of .....20..... and executed between ..... of the One Part (hereinafter referred to as " the Vendor") and the Promoter of the Other Part, the Vendor agreed with the Promoter for the absolute sale to the Promoter/sold absolutely to the Promoter an immovable property being piece or parcel of freehold land bearing Survey No. ..... lying and being survey no. at ..... in the Registration sub-District of .....admeasuring ..... sq. mts. or~~

~~thereabouts more particularly described in the First Schedule hereunder written (hereinafter referred to as "the project land").~~

~~OR~~

~~WHEREAS by and under a Lease / an Agreement for Lease dated the ..... day of .....20..... made between ..... of the One Part (hereinafter referred to as " the Lessor") and the Promoter of the Other Part, the Lessor agreed to grant unto the Promoter a lease in perpetuity/for a term of ..... years in respect of a piece or parcel of leasehold land bearing situate at ....., admeasuring.....sq.m. or thereabouts more particularly described in the First Schedule hereunder written (hereinafter referred to as " the project land") at a rent of Rs. ..... per annum/month and on the terms and conditions contained in the said Lease Deed/Agreement for Lease.~~

~~AND WHEREAS the lease Deed/Agreement for Lease, is with the benefit and right to construct any new building/s if so permitted by the concerned local authority.~~

~~OR~~

~~WHEREAS by an Agreement dated .....day of 20...../Power of Attorney dated ..... executed between Shri ..... (hereinafter referred to as "the Original Owner") of the One Part and the Promoter of the Other Part (hereinafter referred to as "the Development Agreement"), the Original Owner granted to the Promoter development rights to the piece or parcel of freehold land lying and being at ..... in the Registration Sub-District of ..... admeasuring ..... sq. mts., or thereabouts more particularly described in the First Schedule therein as well as in the First Schedule hereunder written (hereinafter referred to as "the project land') and to construct thereon building/s in accordance with the terms and conditions contained in the Development Agreement/Power of Attorney;~~

~~OR~~

~~(Give Complete Recital of the Title of the Promoter to the plot on which promoter proposes to construct and sale the Apartment)~~

~~AND~~

~~(Also specify~~

~~(i) Any covenants affecting the said property.~~

~~(ii) Any impediments attached to the said property.~~

~~(iii) Number and Area occupied by Tenants and how they are proposed to be settled so as to have clear possession of the said property.~~

~~(iv) Details of illegal encroachment on the said property.~~

~~(v) Any permission (if any) required from any Government or Authority which affects~~

~~the title to the property and details of all such required permissions obtained.~~

~~(vi) Details of mortgage or lien or charge on the said property.)~~

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

~~AND WHEREAS the Vendor/Lessor/Original Owner/Promoter is in possession of the project land~~

~~AND WHEREAS the Promoter has proposed to construct on the project land (here specify number of buildings and wings thereof) ..... having _____(here specify number of Basements,/podiums/stilt and upper floors)~~

AND WHEREAS; the Allottee is offered an Apartment/Shop bearing Apartment/Shopnumber _____ on the ____ floor, (herein after referred to as the said "Apartment/Shop") in the ~~_____ wing of~~ the Building called **RANA PALLADIUM** ~~_____~~(herein after referred to as the said "Building") being constructed ~~in the _____phase of the said project,~~ by the Promoter;

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

AND WHEREAS; the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at _____ no_____; authenticated copy is attached ~~in Annexure 'F'~~herewith;

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

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

AND WHEREAS; on demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects ~~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;

AND WHEREAS; the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card ~~or extract of Village Forms VI and VII and XII~~ or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the 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 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 herewith.~~and marked as Annexure D~~

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

AND WHEREAS; while sanctioning the said plans concerned local authority and/or Government has laid down certain terms,

conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

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

AND WHEREAS; the Allottee has applied to the Promoter for allotment of an Apartment/Shop No. ..... on .....floor in wing ____ situated in the building No. ..... being constructed in the _____ phase of the said Project,

AND WHEREAS; the carpet area of the said Apartment/Shop is _____ square meters 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 Promoter a sum of Rs..... (Rupees .....) only, being part payment of the sale consideration of the Apartment/Shop agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt

whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

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

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

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

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

1. The Promoter shall construct the said building/s consisting of ~~..... basement and~~ a ground floor/ a stilt~~,~~ ~~/..... podiums,~~ and ~~.....~~ 7 upper floors on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the 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 Promoter and the Promoter hereby agrees to sell to the Allottee Apartment/Shop No. ..... of the type ..... of carpet area admeasuring ..... sq. metres on ..... floor in the aforesaid building ~~_____/wing~~ (hereinafter referred to as "the Apartment/Shop") as shown in the Floor plan thereof hereto annexed ~~and marked Annexures C-1 and C-2~~ for and against 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).~~

~~(ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee garage bearing Nos ____ situated at _____ Basement and/or stilt and /or ____podium being constructed in the layout for the consideration of Rs. _____/-~~

~~(iii) The Allottee hereby agrees to purchase from the Promoter and the~~

~~Promoter hereby agrees to sell to the Allottee covered parking spaces bearing Nos ____situated at _____ Basement and/or stilt and /or ____podium being constructed in the layout for the consideration of Rs. _____/-.~~

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 that 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 Promoter after the execution of Agreement.

ii. Amount of Rs...../-(.....) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building. ~~or wing in which the said Apartment is located~~.

iii. Amount of Rs...../-(.....) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including ~~podiums and~~ stilt~~s~~ of the building ~~or wing~~ in which the said Apartment/Shop is located.

iv. Amount of Rs...../-(.....) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment/Shop.

v. Amount of Rs...../- (.....) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.

vi. Amount of Rs...../-(.....) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment/Shop is located..

vii. Amount of Rs...../-(.....) (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings,

electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as maybe prescribed in the Agreement of sale of the building ~~or wing~~ in which the said Apartment is located.

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

The ALLOTTEE understand & agree that this agreement shall be valid and binding only subject to timely realisation of the cheques/pay orders but in case of dishonour of any cheque or any pay order, this agreement shall stand void, cancel and terminated at the cost of ALLOTTEE without prejudice to any rights of the PROMOTER to deal with or transact with the said apartment with any other buyer which shall not be objected by the ALLOTTEE.

~~viii.~~

1(d) The Total Price mentioned above excludes Taxes (consisting of tax paid or payable by the

Promoter by way of Value Added Tax, Service Tax, GST and Cess or any other similar—— taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the [Apartment~~/Plot~~/Shop].

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 or any increase of labour charges or building material, etc.. The Promoter undertakes and agrees that while raising a demand on the Allottee for

increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

~~1(f) The Promoter may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee by discounting such early payments @ % per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.~~

1(fg) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

1(g~~h~~) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

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

2.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment/Shop 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 Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the [Apartment/~~Plot~~Shop] 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 instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1(c) herein above. ("Payment Plan").

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is ~~.....~~ 3034.290 square meters only~~ and 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 Promoter has disclosed the Floor Space Index of ~~_____~~ 3034.290 as

proposed to be utilized by him 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/shops to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

4.1 If the Promoter fails to abide by the time schedule for completing the project and handing over the [Apartment/~~Plot~~Shop] to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoter.

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

Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice

then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee, ~~(~~subject to adjustment and recovery of ~~any agreed~~50% of the total amount received towards liquidated damages ~~or any other amount which may be payable to Promoter)~~ within a period of thirty days of the termination, the instalments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter.

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

6. The Promoter shall give possession of the Apartment/shop to the Allottee on or

before~~.....~~ 31st day of ~~.....~~December 2024~~---~~. If the Promoter fails or neglects to give possession of the Apartment/shop to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment/shop with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment/Shop 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, or any other natural calamity ;

(ii) any notice, order, rule, notification of the Government and/or other

public or competent authority/court.

7.1 **Procedure for taking possession** - The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the [Apartment/~~Plot~~Shop], to the Allottee in terms of this Agreement to be **taken within 3(three months from the date of issue of such notice and the** Promoter shall give possession of the [Apartment/~~Plot~~Shop] to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project and upon payment of entire amount by the Allottee to the promoter as per the aforementioned schedule.

7.2 The Allottee shall take possession of the Apartment/Shop within 15 days of the written notice from the promotor to the Allottee intimating that the said Apartments/Shop are ready for use and occupancy:

7.3 **Failure of Allottee to take Possession of [Apartment/~~Plot~~Shop]**: Upon receiving a written intimation from the Promoter as per clause 7~~8~~.1, the Allottee shall take possession of the [Apartment/~~Plot~~Shop] from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the [Apartment/~~Plot~~Shop] to the allottee. In case the Allottee fails to take possession within the time provided in clause ~~8~~7.1 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 Promoter any structural defect in the Apartment/shop or the building in which the Apartment/shop are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

8. The Allottee shall use the Apartment/shop 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)~~(whichever is applicable). He shall use the ~~garage or~~ parking space only for purpose of keeping or parking vehicle.

9. The Allottee along with other allottee(s)~~s~~ of Apartments/Shops in the building shall join informing and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common ~~organisation~~organization 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 maybe, or any other Competent Authority.

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

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

9.3~~3~~ Within 15 days after notice in writing is given by the Promoter to the Allottee that the Apartment/shop 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/shop) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution of Rs. ..... per month towards the outgoings. The amounts so paid by the Allottee to the

Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building ~~or wing~~ the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

10. The Allottee shall on or before delivery of possession of the said premises keep deposit~~ed~~ with the Promoter, the following amounts :-

(i) Rs. ..... for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.

(ii) Rs. ..... for formation and registration of the Society or Limited Company/Federation/ Apex body.

(iii) Rs. ..... for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/Apex body.

(iv) Rs. ……for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body.

(v) Rs……. For Deposit towards Water, Electric, and other utility and services connection charges &

(vi) Rs _____ for deposits of electrical receiving and Sub Station provided in Layout

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

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

13. **REPRESENTATIONS AND WARRANTIES OF THE PROMOTER**

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

i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;

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

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

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

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

vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;

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

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

ix. At the time of execution of the conveyance deed of the structure to the association of allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of

the common areas of the Structure to the Association of the Allottees;

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

xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.

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

i. To maintain the Apartment/Shop at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Apartment/Shop is taken and shall not do or suffer to be done anything in or to the building in which the Apartment/Shop 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/Shop is situated and the Apartment/Shop 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/Shop 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/Shop is situated, including entrances of the building in which the Apartment/Shop is situated and in case any damage is caused to the building in which the Apartment/Shop is situated or the Apartment/Shop 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/Shop and maintain the Apartment/Shop in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment/Shop is situated or the Apartment/Shop which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

iv. Not to demolish or cause to be demolished the Apartment/Shop 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 Apartment/Shop or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment/Shop 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/Shop 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 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/Shop 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/Shop in the compound or any portion of the project land and the building in which the Apartment/Shop is situated.

vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment/Shop 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/Shop 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 fact or of this Agreement or part with the possession of the Apartment/Shop until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.

x. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions,

alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments/Shops 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/Shop in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with he 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 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 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.

15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

16. 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/Shops 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/Shop hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

17. **PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE**

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

18. **BINDING EFFECT**

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums

deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever, subject to deductions of 50% as mentioned hereinabove.

19. **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~~Shop/building, as the case may be.

20. **RIGHT TO AMEND**

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

21. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES**

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the [Apartment/~~Plot~~Shop], in case of a transfer, as the said obligations go along with the [Apartment/~~Plot~~Shop] for all intents and purposes.

22. **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.

23. **METHOD OF CALCULATION OF PROPORTIONATE SHARE **
—WHEREVER REFERRED TO IN THE AGREEMENT

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

24. **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.

25. **PLACE OF EXECUTION**

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

office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at.

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

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

Name of Allottee

(Allottee's Address)

Notified Email ID:_____

M/s Promoter name

(Promoter Address)

Notified Email ID: _____

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

28. **JOINT ALLOTTEES**

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the

address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

29. **Stamp Duty and Registration** :- The charges towards stamp duty and Registration

of this Agreement shall be borne by the allottee.

30. **Dispute Resolution** :- Any dispute between parties shall be settled amicably. In case

of failure to settled the dispute amicably, which shall be referred to the

_____ Authority as per the provisions of the Real Estate (Regulation and

Development) Act, 2016, Rules and Regulations, thereunder.

31. **GOVERNING LAW**

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the _____ courts will have the jurisdiction for this Agreement.

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

First Schedule Above Referred to

Description of the freehold/leasehold land and all other details

Second Schedule Above Referred to

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

SIGNED AND DELIVERED BY THE WITHIN NAMED

Allottee: (including joint buyers)

(1)

(2)

At on

in the presence of WITNESSES:

1. Name

Signature _____ 2. Name

Signature _____

SIGNED AND DELIVERED BY THE WITHIN NAMED

Promoter:

(1)

(Authorized Signatory) WITNESSES:

Name

Signature _____ _ Name

Signature _____

~~Note – Execution clauses to be finalised in individual cases having regard to the~~

~~constitution of the parties to the Agreement.~~

~~SCHEDULE 'A'~~

~~PLEASE INSERT DESCRIPTION OF THE [APARTMENT/PLOT] AND THEGARAGE/CLOSED PARKING (IF APPLICABLE) ALONG WITH BOUNDARIES INALL FOUR DIRECTIONS~~

~~SCHEDULE 'B'~~

~~FLOOR PLAN OF THE APARTMENT~~

~~ANNEXURE – A~~

~~Name of the Attorney at Law/Advocate,~~

~~Address :~~

~~Date :~~

~~No.~~

~~RE. :~~