PROFORMA AGREEMENT

This Agreement made at.....this.....day of..... in the year Two Thousand and.....

BY AND BETWEEN

Shri./Smt. _____, Age – ___ Years, Occupation :– _____, (PAN NO :- _____), (Aadhaar No :- _____) R/o _____; hereinafter called the **Purchaser/ Buyer** which term and expression, shall unless repugnant to the context or meaning thereof shall mean and include the said Purchasers/Buyers as well as her legal heirs, representatives executors, administrators and assigns and successors of the PARTY NO. 1.

AND

Shri. Ritesh Kailashprasad Saxena, Age – 46 Years, Occupation :– Business, (PAN NO :- AUFPS 3073A), (Aadhaar No :- 8842 5668 7028) R/o. Plot No. 207, Hanuman Nagar, Near Medical Sq. Nagpur – 440 009; hereinafter called the **Vendor/Owner/ Promoter/ Seller** which term and expression, shall unless repugnant to the context or meaning thereof shall mean and include the said Vendors as well as her legal heirs, representatives executors, administrators and assigns and successors of the PARTY NO. 2.

WHEREAS

A. DESCRIPTION OF THE LAND & PROPERTY

The Vendors are the absolute owner of the Plot No. ___ out of Survey No.621, admeasuring 1.21 H.R., Mouza Bela, Tah. Umrer, District-Nagpur.

AND WHEREAS the vendor and Shri. Rajiv Prabhakarrao Dhoble has purchased Kh. No. 621, admeasuring 1.21 H.R. from Shri. Ramesh Natthuji Varade by way of registered Sale deed, which is duly registered in the office of Jt. Sub-Registrar, Umrer, at Sr.No. 3222/2019 on 9/9/2019. That the said Shri. Rajiv Prabhakarrao Dhoble has transferred his share in favour of vendor by way of registered Sale Deed, which is duly registered in the office of Jt. Sub-Registrar, Umrer, at Sr.No. 1198/2020 on 17/6/2020. Thus Vendor has became sole and absolute owner of the said property. His name is duly recorded in the 7/12 extract.

AND WHEREAS, the said vendor have submitted residential layout plan in respect of the said land bearing Kh. No. 621 admeasuring 1.21 H.R., Mouza Bela, and accordingly the Assistant Director of Town Planning, Nagpur has sanctioned the said layout plan vide Revenue Case No.1455 consisting of total 37 plots.

AND WHEREAS, the said Kh. No. 621, admeasuring 1.21 H.R., Mouza Bela converted from agriculture to non agriculture use as per N.A. order passed in Revenue Case No.67/NAP-34/2021-2022 on 3/1/2022 under section 42-A of Maharashtra Land Revenue Code, 1966 by Collector, Nagpur. That the Maharashtra Real Estate Regulatory Authority (RERA) has also issued Registration Certificate No._____ in respect of the said Project on ___/___/20____.

B. **TITLE CERTIFICATE:** The title of the owner /promoter/ developer is duly verified through their advocate Mr _____ and has certified that he title of the present owner/ developer/ promoter is clean clear and free from all encumbrance, with ample right of development of the said property, construction thereon, and sale of the constructed Plots, as well as the entire subject matter property or any part thereof. The said title Certificate is filed herewith as Annexure-___

C. **EXCLUSIVE RIGHT TO SELL AND DEVELOP:** In the circumstances, the Owner / Developer / Promoter has the exclusive right of plotting of the said land or to develop the said Land by plotting of the said land into various plots and other permitted structures thereon, as per the approved layout of plots, and to enter into Agreements for Sale of such plots etc. with prospective purchasers thereof under the provisions of the Transfer of Property Act, The Owner Developer Promoter has applied for, and is granted due registration under the provisions of the Real Estate(Regulation and Development) Act. 2017, and the same is attached hereto as Annexure-__

D. **PURCHASER AGREES TO ACQUIRE :** The Purchaser, after satisfying himself as regards the title of the Owner/Developer/Promoter to the said property. and after

inspection of the entire documents of title as specified in the above referred Title opinion Annexure and the approved layout of plots, and after inspecting the site and satisfying himself/herself as to the completion of the various phases of work, and has now agreed to purchase the open Plot No.__ as specified in Schedule A written hereinafter [hereinafter for the sake of brevity referred to as the "said Plot."). The Purchasers has/have agreed to acquire Plot No. _____ admeasuring about _____ Sq Mtrs. at or for the consideration and on the terms and conditions set out hereinafter: the said Plot No. _____ is hereinafter referred to for the sake of convenience and brevity as the said Plot and is more particularly described in the **Schedule A** hereunder written and marked in Red on the Plan Schedule B.

E. **INSPECTION OF TITLE DOCUMENTS/PLANS/LAYOUTS** :The Purchaser's has/ have demanded from the owner/Developer/ Promoter and the owner/Developer/Promoter have given inspection to the Purchasers of all the documents of title relating to the said Land. N.A. Assessment or the approved layouts in respect of the said Plot, and the common areas, amenities and the specific rights therein as hereby agreed to be sold.

2. **CONSIDERATION :**

2.1. **LUMP SUM CONSIDERATION AND EXCLUSIONS:** As mentioned above, the Owner/ Developer/ Promoter herein agreed to sell to the Purchaser/s and the Purchaser/s has/have agreed to purchase from the Owner /Developer/ Promoter the said open Plot inclusive the specifications mentioned in the Annexure at or for the mutually agreed lump sum consideration of Rs. _____ (Rupees _____ only) and the Purchaser shall make all the payment of the same in the name of **"TEAM SAGATA- METRO PARK 12"** or such other name as may be specified from time to time by the Owner/Developer/Purchaser and the said consideration amount is excluding expenses for stamp duty and registration fees, GST and ALL other taxes, expenses, etc. and also all the other outgoings as mentioned herein below which will be paid by the Purchaser/s separately as agreed and specified

2.2. **TIME PERIOD FOR POSSESSION** : The possession of the said Plot agreed to be purchased by the Purchasers shall be handedover to the Purchaser by the Owner/Developer/Promoter before ____on receipt of the entire amount of the purchase price of the said Plot and other charges as agreed. The Purchaser's shall take possession of the said open Plot within 15 days of the Owner/Developer/ Promoter giving written notice to the Purchaser/s intimating the same and after complying with all necessary legal formalities and effecting necessary payment as per agreed schedule.

2.3. **DELAY IN HANDING OVER POSSESSION BY OWNER DEVELOPERPROMOTER/CONSENTING PARTY**: It is agreed between the parties hereto that if the Owner/Developer/Promoter fails to give possession of the said Plot in accordance with the terms of this Agreement within the stipulated period as mentioned

in clause 2.2 hereinabove or within further mutually agreed period [and a period of three months thereafter] or if the Owner/Developer/Promoter and/or its Agents for reasons beyond its control are unable to give possession of the said Plot by the said date and after a period of two months if those reasons still exist. then in such case, Owner/Developer/Promoter shall, without prejudice to its rights reserved hereunder, be liable on demand of the Purchaser's to refund the amounts already received by it in respect of the said Plot from the Purchaser/s with simple interest thereon at such rate of interest as prescribed under the provisions of the RERA Act, 2017 and the Rules made thereunder, per annum, from the date it received the same till the date the amounts and interest thereon is refunded to the Purchaser/s.

3. **MAINTENANCE OF THE PLOT/LAYOUT**: Commencing the week after Notice in writing is given by the Owner/Developer/Promoter to the Purchaser/s that the said Plot is ready for use and occupation and intimation of the same is received by the Purchaser/s from the Owner/Developer/Promoter, the Purchaser/s hereby agree/sand bind/s himself/herself/themselves to pay to the owner/Developer/Promoter, changes for common service if any.

4. **FORMATION OF FINAL BODY OF PURCHASERS:** The Owner/Developer/Promoter shall on execution of registered agreement for sale by 51% purchasers form within the period of 3 months from handing over possession of the last unsold Plot to the concerned Purchaser, in of the said Complex, shall form a Co operative Housing Society governed by the provisions of the Maharashtra Co operative Societies Act, 1960 or such other body as may be deemed fit by the owners/promoters and Owner/Developer/Promoter of which all the purchasers of Plots shall be bound to become and be admitted as members.

5. **NO RIGHTS TO DEMAND SUB-DIVISION:** The Purchaser/s of the Plot/Plots agreed to be sold hereunder and all the other purchasers of Plots in the said Land shall not have any right to make sub-division of the Plot and always subject to the applicable rules, regulations and bye-laws. Purchasers shall not have individual right, title, claim or interest in respect of the amenity spaces, open spaces and the said entire Land and the rights of the Purchaser/s are confined only to the Plot/Plots hereby agreed to be sold, it being expressly agreed subject to the applicable rules, regulations and bye-laws.

6. **UNSOLD PLOTS** :In case the Conveyance is executed in favour of the Ultimate Body before the disposal by the Owner/Developer/Promoter of all the plots on the said Land, then in such case, the Owner/Developer/Promoter shall join in the Ultimate Body as members holding such unsold plots and as and when such Plots are sold to third party at the discretion of the Owner/Developer/Promoter, the Ultimate Body shall admit as members the Purchasers of such plots without charging any premium, transfer fees, or any other extra payment.

7. **REPRESENTATIONS AND WARRANTIES OF THE OWNER/DEVELOPER/PROMOTER:** The Promoter/ seller/ Owner herein represents and warrants to the Allottee Purchaser as follows :-

a) The Promoter has clear and marketable title with respect to the project land Plot 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: The promoter has also obtained the necessary N.A. permission from competent authority;

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

c) There are no encumbrances upon the project land or the Project except those disclosed in the title report:

d) There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the tide report: there are no prohibitory order for transfer of the plot.

e) All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building 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/s and common areas.

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

g) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the project land, including the Project and the said Plot which will, in any manner, affect the rights of Allottee under this Agreement:

h) The Promoter confirms that the Promoter is not restricted in am manner whatsoever from selling the said Plot to the Allottee in the manner contemplated in this Agreement;

i) 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 outgoing whatsoever, payable with respect to the said project to the competent authorities.

j) 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.

k) The promoter shall obtain all such insurance as may be notified by the Government of Maharashtra

l) Title of land as a part of Real Estate project.

8. **PAYMENT OF STAMP DUTY /REGISTRATION FEES/ EXPENSES**: It is hereby expressly agreed that the Purchasers shall bear the Stamp Duty and Registration Charges payable on this Agreement and all documents executed by the Owner/Developer/Promoter pursuant hereto including but not restricted to the proportionate Stamp Duty payable on the Deed of Conveyance of the specified parts of the land and any building within the said Complex which may be executed by the Owner/Developer/Promoter or Consenting Party in favour of the Association/ condominium/ society of all Plot purchasers in the said project.

9. **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.

10. **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.

11. **ADDRESS FOR SERVICE**: That all notices to be served on Allottee/ Purchaser 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 Purchaser

(Allottee's Address)
Notified Email ID : _____

Name and Address of Promoter
Shri. Ritesh Kailashprasad Saxena,
Age – 46 Years, Occupation :– Business,
R/o. Plot No. 207, Hanuman Nagar,
Near Medical Sq. Nagpur – 440 009.
Mob. No. :- 9373331133.

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.

12. **DISPUTE RESOLUTION**: Any dispute between parties shall be settled amicably by follow mg conciliation proceedings. In case of failure to settle the dispute amicably the same shall he decided as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

13. **GOVERNING LAW**: That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Nagpur courts. Within whose local limits the property is situated will have the jurisdiction for this Agreement.

SCHEDULE (Description of the Property- Residential)

Plot No._____, total admeasuring _____ **Sq.mtrs.** (_____ Sq.ft.), {North-South admeasuring _____ Mtrs. & East-West admeasuring _____ Mtrs.} out of Survey No. 621, total admeasuring 1.21 H.R., Mouza Bela, Class I, P. H. No. 28, Tahsil Umrer, Distt. Nagpur.

North : _____
South : _____
East : _____
West : _____

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

SIGNED AND DELIVERED)
by the withinnamed "Allottee/s" **Purchaser/ Buyer**)
_____)
_____)
in the presence of …)

_____

SIGNED AND DELIVERED)
by the withinnamed "**Vendor/Owner/**)
Promoter/ Seller ")
Mr. Ritesh Kailashprasad Saxena)
in the presence of …)

_____

LIST OF ANNEXURES

Annexure A : Title Certificate.

Annexure B : 7/12 Extracts.

Annexure C : Approved Layout of Plots.

Annexure D : Authenticated Copy of the approved layout showing the specific plot, subject matter of these presents.

Annexure E : List of Common Areas and Amenities to be provided under these presents.

Annexure F : Registration Certificate of the Project granted by the Real Estate Regulatory Authority.