

AGREEMENT FOR SALE

This Agreement for Sale made at Mumbai on this ____ day of _____, in the year Two Thousand and Twenty Four

Between

MESSRS. TIGON REALITY PRIVATE LIMITED (PAN No. AAECT3788P), a company incorporated under the provisions of Companies Act, 1956, having its registered office at 411, 4th Floor Swastik Chambers, Near Sushrut Hospital, Chembur (E) Mumbai 400071 hereinafter referred to as "**the Developers**" [which expression shall unless it repugnant to the context or meaning thereof be deemed to mean and include its successors and permitted assigns] of the **One Part**;

And

MRS. SHALANKARA ROY (PAN BDXPR2502K), aged 30 years, AND **MR. PROJAL GHOSH (PAN BDIPG1189G)** aged 35 years, adults, Indian inhabitant, residing at **B-1401, Asmi Garden, Bldg No.80, Road No.13, Tilak Nagar, Mumbai 400089.**, hereinafter collectively referred to as the "**Purchasers**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include their heirs, executors administrators and assigns) of the **Other Part**. (The Developers on the one hand and the Purchasers on the other hand are hereinafter, wherever the context may so require, respectively referred to as "**Party**" and collectively referred to as "**Parties**".)

WHEREAS:

- (i) Maharashtra Housing Board as Maharashtra Housing and Area Development Authority (MHADA) then was, hereinafter referred to as "**the Board**", under its housing scheme generally known as "Economically Weaker Section Housing Scheme" built, inter alia, about 30 tenements

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- comprised in a building of ground plus 2 upper floors bearing no. 46, Subhash Nagar, Chembur, Mumbai – 400 071, hereinafter referred to as “**the existing building**”, on all that piece and parcel of land or ground or plot situate at survey no. 67 to 71, C.T.S. No. 828/84 to 828/93 , Subhash Nagar, Village Chembur, Mumbai – 400 071 in the Registration Sub-District of Kurla, Mumbai Suburban District admeasuring admeasuring 891.45 sq. mtrs. (i.e. 652.27 sq.mtrs. as per Lease Deed and 239.18 sq. mtrs. of additional Tit Bit Area) and allotted the same to various allottees;
- (ii) The said allottees had formed themselves into a co-operative housing society and registered the same as “Subhash Nagar Sagar Co-operative Housing Society Ltd.” under the Maharashtra Co-operative Societies Act, 1960 under reg. No. W/M BOM/HSG/1324/84-85 dt. 07/08/1984, the Society herein;
- (iii) By a Deed of Conveyance dated 23/11/2021, registered with the Sub-Registrar of Assurances, Kurla, Mumbai Suburban Dist. (Bandra) under serial No. 18250 of 2021, the Board conveyed the right, title and interest in the existing building to the Society for consideration and upon terms and conditions mentioned therein by virtue of which the allottees of the tenements, now the members of the Society became owners of their respective tenements;
- (iv) By a Deed of Lease dated 23/11/2021, registered with the Sub-Registrar of Assurances, Kurla, Mumbai Suburban Dist. (Bandra) under serial No. 18251 of 2021, the Board demised by way of lease unto the Society all that piece and parcel of land or ground or plot situate at survey no. 67 to 71 , C.T.S. No. 828/84 to 828/93, Subhash Nagar, Village Chembur, Mumbai – 400 071 in the Registration Sub-District of Kurla, Mumbai Suburban District

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admeasuring 891.45 sq. mtrs. (i.e. 652.27 sq.mtrs. as per Lease Deed and 239.18 sq. mtrs. of additional Tit Bit Area) ("**said plot of land**") for three periods of 30 years each w.e.f. 16/11/1960 to 15/11/2050 for consideration and upon terms and conditions mentioned therein;

- (v) In the circumstances aforesaid, the Society became seized and possessed of or otherwise well and sufficiently entitled to the said plot of land being all that piece and parcel of land or ground or plot situate at survey no. 67 to 71, C.T.S. No. 828/84 to 828/93, Subhash Nagar, Village Chembur, Mumbai - 400 071 in the Registration Sub-District of Kurla, Mumbai Suburban District admeasuring 891.45 sq. mtrs. (i.e. 652.27 sq.mtrs. as per Lease Deed and 239.18 sq. mtrs. of additional Tit Bit Area) together with the existing building of 30 tenements being a structure of ground plus 2 upper floors bearing no. 46, Subhash Nagar, Chembur, Mumbai - 400 071 standing thereon, hereinafter collectively referred to as the "**said Property**", and more particularly described in the **First Schedule** hereunder written;
- (vi) Due to dilapidated condition of the existing building and non-availability of adequate funds for repair, the Society and the existing members being interested in getting their building redeveloped by demolishing the existing building invited offers through direct process for the redevelopment of the said property as per the extant MHADA policy under DCR 33(5) and/or DCPR 2034, as may be applicable ("**Redevelopment Project**");
- (vii) The Developers herein submitted their offer for the Redevelopment Project and submitted their final proposal dated 4/2/2019;
- (viii) At the Special General Body Meeting of the Society held on 17/2/2019, the Society studied the offers received from various developers and determined that the revised final offer dated 4/2/2019 submitted by the

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Developers the most favourable to the Members. The Society passed an unanimous resolution therein appointing the Developers as the developer for the redevelopment of the property of the Society by demolishing the existing building and constructing a new building, hereinafter referred to as "**New Building**", as per current MHADA policy under DCR 33 (5) DCR 1991 and/or DCPR 2034, as may be applicable. A copy of the resolution dated 17/2/2019 is annexed hereto as **Annexure "A"**. Thereafter vide letter bearing ref. No. DYREG/KB/B-2/728/2022 dated 31/03/2022, the Registrar of Cooperative Societies, MHADA, gave his no objection for the appointment of the Developers as the developer for the redevelopment of the said property. A copy of the said NOC dated 31/03/2022 is annexed hereto as Annexure **"B"**;

- (ix) By and under a Development Agreement dated 07/04/2022 between the Developers, the Existing Members of the Society and the Society, registered with the Sub-Registrar of Assurances, Kurla under serial No. 6437/2022, hereinafter referred to as "**the Development Agreement**", the Society granted development rights in respect of the said Property to the Developers for constructing the New Building by demolishing the existing building as per current MHADA policy under DCR 33 (5) DCR 1991 and/or DCPR 2034, as may be applicable;
- (x) By a Power of Attorney dated 08/04/2022, registered with the Sub-Registrar of Assurances, Kurla under serial No. 6441/2022, the Society has empowered the Developers with the authorities and powers to do all such acts, deeds, matters and things as are required to carry out the redevelopment of the said Property in terms of the Development Agreement;

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- (xi) In pursuance of the Development Agreement and by virtue of the Power of Attorney dated 08/04/2022, the Developers are entitled to develop the said Property more particularly described in the First Schedule hereunder written by consuming the full FSI of 3 on layout as per DCR 33(5), DCR 1991 and/or DCPR 2034 dated 21st September, 2018 as may be applicable including any upward revision thereof till the date hereof + TDR-FSI + Pro-rata F.S.I + 35% of fungible F.S.I. + Tit Bit FSI. The Developers shall also be entitled to take benefit and utilize concessional FSI, premium FSI, Tit Bit FSI, free FSI, Staircase FSI and Lobby FSI;
- (xii) As per the Development Agreement, the Society has, on behalf of the Existing Members, reserved to itself 30 (thirty) flats, each admeasuring about 560 sq. ft. carpet area (588 sq. ft. RERA carpet area) and 15 car parkings in the New Building, which are therein and hereinafter referred to as **“the Members’ Premises”**. The remaining flats and car parkings in the New Building, hereinafter referred to as **“the Developers’ Premises”**, will be at the disposal of the Developers and the Developers alone will be entitled to sell the same and appropriate the sale proceeds to themselves;
- (xiii) Pursuant to the Development Agreement, the Developers have undertaken the process of development of the said Property. The Developers have appointed M/s. Archo Consultant, Architects, registered with the Council of Architects and have entered into a formal agreement as per the model agreement presented by the Council of Architects. The Developers have also appointed M/s. AVP Structural Consultants as Structural Engineers for providing the structural designs and drawings of the New Building. The Purchasers has accepted the professional supervision of the above referred Architects and Structural Engineer and/or any other Architects or

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Structural Engineer who may be appointed by the Developers till the completion of development of the said Property for the purpose of construction and completion of the New Building;

(xiv) The Developers through their Architects submitted building plans for construction of the New Building being a multi-storeyed building with stilt + 16 upper floors and the Developers have obtained apart from others the following sanctions/permissions for the purpose of carrying out the development of/construction of the New Building on the said Property:

a. Amended Plan bearing No. MH/EE/(B.P)/GM/MHADA-29/1131/2023 dated 20/07/2023, copy of which is annexed hereto as Annexure "C"; and

b. Further Commencement Certificate bearing No. MH/EE/(BP) GM/MHADA-29/1131/2023/FCC/1/New dated 30/10/2023, upto top of 4th floor, copy of which is annexed hereto as Annexure "D";

(xv) Copy of the Certificate of Title issued by Mr. Sachin Shete, Advocate, High Court, Bombay, certifying the title of the Society to the said Property and the development rights of the Developers in respect thereof is annexed hereto as Annexure "E";

(xvi) The Purchasers has demanded from the Developers and the Developers have given inspection of and copies to the Purchasers of all the documents of title relating to the said Property, hereinbefore recited agreements and the plans, designs and specifications prepared by the Developers' Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016, hereinafter referred to as

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"the said Act" and the Rules made thereunder as applicable for the State of Maharashtra;

- (xvii) The Purchasers having perused all the necessary documents, deeds and writings related to the title of the Developers in respect of the said Property along with all other documents as specified in the said Act, and after being fully informed and satisfied about the same, as also about the status and the plans in respect of the New Building is desirous of purchasing a residential flat bearing no. **1505** admeasuring RERA Carpet area of **67.35 Sq. mtr** equivalent to **725 sq.ft** situated on the **15th** floor in the New Building (hereinafter referred to as the "**said flat**") and has requested the Developers for allotment of the same. The said flat is more particularly described in the **Second Schedule** hereunder written. The plan of the said flat (as approved by the concerned authority) is annexed hereto as **Annexure "F"**. "Carpet Area" for the purpose of this Agreement shall be worked out as per the rules and regulations set out in the said Act, i.e., "Carpet Area" shall mean the carpet area of the flat including all internal partition walls, passages, decks, and / or any other area which the flat Purchasers/owner is exclusively entitled to use but excluding the area covered by the external walls, area under service shafts, exclusive balcony or verandah area and exclusive open terrace area. The Purchasers agrees that the carpet area is calculated on bare shell basis, i.e., prior to application of any finishing material and is subject to tolerance of +/- 3% on account of structural design and construction variations. The Purchasers has also requested the Developers for an allotment of **1 car parking** in the New Building; and

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(xviii) The Developers have agreed to sell to the Purchasers the said flat and also allot 1 car parking in the New Building on the terms and conditions contained herein being the Agreement for Sale in writing as envisaged under Section 13(2) of the said Act.

(xvix) That Developers have brought to the notice of Purchasers/s herein that they have obtained construction finance from Bank of Maharashtra, having address at Sunrays CHS Ltd, Plot no 153, Sion Circle, Sion East, Mumbai-400022 and mortgage the development rights along with flats/shops to be constructed in building to be constructed on said property in favour of said Bank of Maharashtra.

That Builders/Promoters have obtained NOC dated / /2024 from said Bank of Maharashtra for selling/transferring said premises to Purchasers/s herein and same is attached herewith and marked as Annexure "G".

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED, DECLARED AND CONFIRMED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. INTERPRETATION

In this Agreement, unless the subject or the context or otherwise requires:

(a) The recitals, schedules and annexures in and to this Agreement form an integral part of this Agreement and in the interpretation of this Agreement and in all matters relating to the rights and entitlements to the parties herein, this Agreement shall be read and construed in its entirety;

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- (b) References to the singular shall include references to the plural and vice-versa;
- (c) References to recitals, clauses, schedules and annexures shall be reference to the recitals, clauses, schedules and annexures contained in or annexed to this Agreement (as the case may be);
- (d) Reference to a particular gender does not exclude the other gender; and
- (e) Any reference to a statutory provision shall include such statutory provision in force from time to time and as may be amended or re-enacted from time to time.

2. PREMISES

- (a) The Developers shall construct the New Building on the said Property in accordance with the approved plans, specifications, designs and elevations which have been seen and approved by the Purchasers with only such additions, alterations and/or modifications which have prior written consent of two-thirds of the Purchasers/allottees of flats in the New Building. However, the Developers are entitled to make those additions, alterations and/ or modifications in the New Building which are required to be made by Developers in compliance of any direction or order, etc. issued by the competent authority or statutory authority under any law of the State or Central Government, for the time being in force without the consent of the Purchasers/allottees of flats in the New Building including the Purchasers herein.
- (b) The Developers hereby agree, subject to the terms and conditions herein, to sell to the Purchasers and the Purchasers agrees to purchase and acquire from the Developers on what is commonly known as "ownership basis" the said flat being residential flat admeasuring RERA Carpet area

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of 67.35 Sq. mtr equivalent to 725 sq.ft situated on the 15th floor (Flat no: 1505) of the New Building at or for the purchase price of **Rs. 1,58,43,750/- (Rupees One Crore Fifty Eight Lakhs Forty Three Thousand Seven Hundred Fifty Only)** (hereinafter referred to as the **"Purchase Price** (c)Under the Development Agreement it is agreed by and between the Society and the Developers that except 15 car parkings in the New Building which shall be available to the Society for the purpose of allotment to the Existing Members, all the other car parking spaces shall belong to the Developers who alone shall be entitled to alienate and dispose off the same in such manner as they may deem fit and proper. Acceding to the request of the Purchasers, the Developers hereby agree to allot to the Purchasers 1 mechanized car parking in the New Building which the Purchasers shall use for parking their car only. The Purchasers acknowledges that the said flat referred above shall be held by the Purchasers as one composite unit and the Purchasers shall not be entitled to transfer the use and enjoyment of any one without the other.

(d)The Purchase Price above is a mutually negotiated price and it excludes Goods and Service Tax (GST) or any other similar taxes which may be levied, with retrospective effect, now or in future in connection with the said flat up to the date of handing over the possession of the said flat which shall be separately borne and paid by the Purchasers alone. The Purchasers hereby indemnifies and keeps indemnified the Developers from all costs incurred by the Developers in respect of Goods and Service Tax (GST) or any other similar taxes which may be levied, with

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retrospective effect, now or in future in connection with the said flat up to the date of handing over the possession of the said flat.

(e) The Purchase Price is escalation-free, save and except increases which the Purchasers hereby agrees to pay, 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 from time to time. The Developers undertake and agree that while raising a demand on the Purchasers for increase in development charges, cost/charges imposed by the competent authorities, the Developers shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Purchasers, which shall only be applicable on subsequent payments.

3. PAYMENT OF PURCHASE PRICE

(a) Out of the Purchase Price of **Rs. 1,58,43,750/- (Rupees One Crore Fifty Eight Lakhs Forty Three Thousand Seven Hundred Fifty Only)**, the Purchasers has, on or before the execution of this Agreement, paid a sum of **Rs. 15,68,531/- (Rupees Fifteen Lakhs Sixty Eight Thousand Five Hundred Thirty One Only)** towards part payment of the Purchase Price (9.90% of the Purchase Price) which includes a booking amount of **Rs. 1,00,001/- (Rupees One Lakh One Only)**, the payment and receipt whereof the Developers do hereby agree, admit, acknowledge, acquit and release the Purchasers of and from the same forever. The Purchasers shall pay the balance Purchase Price of **Rs. 1,42,75,219/- (Rupees One Crore Forty Two Lakhs Seventy Five Thousand Two Hundred**

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Nineteen Only) (90.10% of the Purchase Price) thereon as per the schedule given hereunder, time being the essence of the contract:

Schedule for Payment	Purchase Price (%)	Amount (Rs.)
On Registration	10	15,84,375
On Excavation	10	15,84,375
Completion of Plinth	15	23,76,563
Completion of 2 nd Slab	5	7,92,188
Completion of 4 th Slab	5	7,92,188
Completion of 7 th Slab	5	7,92,188
Completion of 10 th Slab	4	6,33,750
Completion of 14 th Slab	2	3,16,875
Completion of 16 th Slab	2	3,16,875
Completion of Top Slab	2	3,16,875
On completion of walls, internal plaster, floorings, doors and windows of the said flat	5	7,92,188
On completion of sanitary fittings, staircases, liftwells, lobbies upto the floor of the said flat	5	7,92,188
On completion of external plumbing, external plaster, elevation, terrace with waterproofing	5	7,92,188
On completion of lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain	10	15,84,375
On Possession with OC	5.10	8,08,028
Total	90.10	1,42,75,219/-

(b) 1% (one per cent) of the Purchase Price shall be deducted by the Purchasers against the aforesaid part payment of Purchase Price and each further instalment of the Purchase Price as above towards Tax Deducted at Source and paid to the Government within the time stipulated in that regard in the Income Tax Act, 1961 and the certificate

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in respect thereof shall be furnished to the Developers. The payments by the Purchasers in respect of the aforesaid instalments shall be net of the said 1% TDS.

- (c) The Purchasers agrees and confirms all amounts which become due or payable by the Purchasers under the provisions of this Agreement, shall be paid by the Purchasers by way of Account Payee cheque/demand draft/pay order in favour of "TIGON REALITY PRIVATE LIMITED TIGON ELITE RERA COLLECTION ACCOUNT. (A/c No: 2221259943785746)". The Purchasers undertakes that the cheques given by the Purchasers representing the amount payable in terms of this Agreement shall be honoured on their presentation.
- (d) The Developers shall periodically intimate to the Purchasers, the amount payable as stated in (a) above and the Purchasers shall make payment within 30 (thirty) days from the date of such written intimation, time being the essence. In addition, the Developers shall provide to the Purchasers the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective.
- (e) Any default in payment of any of the instalment amounts as set out hereinabove on their respective due dates, shall amount to a breach/default on the part of the Purchasers of the terms of this Agreement and the Purchasers shall be liable to pay interest to the Developers on the unpaid amount at the rate specified in the Rules under the said Act. In case such breach/default on the part of the Purchasers continues for a period beyond 30 days from the due date, the Developers shall terminate this Agreement PROVIDED THAT the

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Developers shall, before such termination, give a 15 days' notice to the Purchasers to rectify the breach/default and should the Purchasers fail to do so within the said period of 15 days this Agreement shall stand terminated. Upon such termination and within a period of 30 days thereof, the Developers shall refund the monies paid by the Purchasers without interest after deducting 10% of the agreement Value .

- (f) Notwithstanding anything herein contained or any other communication addressed by the Developers to the Purchasers either prior to or after the execution of this Agreement, the Developers shall have the first lien and charge on the said flat agreed to be purchased by the Purchasers, in respect of any amount due and payable by the Purchasers to the Developers or otherwise under the terms and conditions of this Agreement.
- (g) Under no circumstances shall the Purchasers be entitled to possession of the said flat unless and until all payments required to be made under this Agreement by the Purchasers have been made to the Developers and other obligations, terms and conditions agreed by the Purchasers and mentioned in this Agreement are carried out fully by the Purchasers.
- (h) Subject to the conditions herein contained, sale and transfer of the said flat by the Developers in favour of the Purchasers shall be complete only after all the amounts payable by the Purchasers in terms of this Agreement are paid in full by the Purchasers to the Developers and possession of the said flat is offered by the Developers to the Purchasers.

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- (i) The Purchasers shall not be liable to pay any amount other than that is stated to be payable by them in these presents.

4. ADDITIONAL PAYMENTS

- (a) The Purchasers shall on demand made by the Developers prior to handing over possession of the said flat, pay to the Developers the following amounts in addition to the Purchase Price agreed to be paid by the Purchasers in terms of clause 3 above:

- (i) As will be mutually decided towards Society Membership/Entrance Fees/Legal Expenses; by the existing society itself

- (ii) Amount as may be determined and demanded by the Promoter Developer in his sole discretion towards 3 month's maintenance charges commencing from 30 days from the Possession Date (defined hereafter).

- (b) The Developers shall utilise the sums received under (a) (ii) above towards payment of Municipal Taxes, maintenance charges and other outgoings for a period of 3 (three) months commencing from 30 days from the Possession Date (defined hereafter) in respect of the said flat. After the Purchasers are admitted as a member of the Society, the Developers shall hand over the balance, if any, to the Society for the credit of the Purchasers. In the event of any additional amount becoming payable towards the Municipal Taxes, maintenance charges and other outgoings for the said period of 3 (three) months then the Purchasers shall forthwith on demand pay the difference to the Developers. After the expiry of the said period

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of 3 (three) months the Purchasers shall pay the outgoings as per clause 6 (f) hereinbelow.

- (c) The account heads and the corresponding amounts mentioned above are as per the present estimate and are subject to modification by the Developers. The aforesaid amounts shall not carry any interest. The Purchasers agrees to pay any deficit in respect of the amounts mentioned above herein to the Developers within 7 (seven) days of demand made in respect thereof.
- (d) The Purchasers also agrees, prior to taking possession of the said flat, to pay any additional taxes, levies, Goods and Services Tax (GST) or any other similar taxes which may be levied, with retrospective effect, now or in future in connection with the said flat.

5. AMENITIES/FACILITIES

- (a) The fixtures, fittings and amenities to be provided by the Developers in the New Building and the said flat are those that are set out in **Annexure "H"** annexed hereto and the Purchasers confirms that the Developers shall not be liable to provide any other fixtures, fittings and amenities in the New Building and the said flat.
- (b) The Developers will hand over the warranties/ guarantees in respect of the fixtures and fittings at the time of handing over possession of the said flat and the Purchasers shall directly interact with the manufacturer/service outlets for any complaints in respect thereof.
- (c) It is expressly agreed that the Purchasers shall be entitled to the common areas and facilities appurtenant with the said flat and the nature, extent and description of such common areas and facilities is set out in the **Third Schedule** hereunder written. It is hereby agreed

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that the Developers have the exclusive right of allotment of terraces/ attached/part terraces and other spaces and open spaces within the said Property and in the New Building to one or more person/s of their choice except the common areas and facilities set out in the Third Schedule. It is hereby agreed that the areas mentioned in the Third Schedule written hereunder under the heading Common Areas and Facilities only shall be common facilities and all other areas are restricted or reserved areas and facilities.

- (d) As an alternative to the car parking to be allotted to the Purchasers as per these presents, the Developers may, at their discretion, provide valet services for car parking for the common use and benefit of the Purchasers of flats in the New Building and in such an event, the Purchasers shall be liable to pay usage and service charges of the valet services and the same shall be included in the maintenance charges.

6. POSSESSION

- (a) Unless prevented by *force majeure* events (defined hereinafter), the Developers will hand over peaceful possession of the said flat to the Purchasers upon obtaining Occupation Certificate in respect of the said flat which shall be on or before Dec 2026 (details specified in MahaRERA & our MAHARERA No.: P51800047212) or such further period as may be agreed between the parties, subject to the Purchasers making timely payments of the instalments towards the Purchase Price for the ultimate sale of the said flat as mentioned hereinabove and the Purchasers duly observing all the terms and conditions contained herein. At its sole discretion, the Developers

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may allow access to the said flat to the Purchasers for fit outs. It is expressly agreed and understood that the Developers shall be entitled to an reasonable extension of the time for giving delivery of apartment on the aforesaid date, if the completion of building in which the apartment is situation is delayed on account of

- (i) War, Civil commotion or Acts of God;
 - (ii) Any notice, order, rule, notification of government and/ or other public or competent authority/ court.
- (b) Except for occurrence of a *force majeure* event, if the Developers (i) fail to provide ready to move in possession of the said flat to the Purchasers within the time period specified in this Agreement (For the purpose of this clause, 'ready to move in possession' shall mean that the said flat shall be in a habitable condition which is complete in all respects); (ii) discontinue its business as a developer on account of suspension or revocation of its registration under the provisions of the said Act or the rules or regulations made thereunder, the Purchasers shall be entitled to the following: (i) Stop making further payments to Developers as demanded by the Developers. If the Purchasers stops making payments, the Developers shall correct the situation by completing the construction milestones and only thereafter the Purchasers be required to make the next payment without any penal interest; or (ii) The Purchasers shall have the option of terminating the Agreement in which case the Developers shall be liable to refund the entire money paid by the Purchasers under any head whatsoever towards the purchase of the said flat, along with interest at the rate specified in the Rules under the said

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Act within thirty days of receiving the termination notice PROVIDED that if the Purchasers does not intend to terminate the Agreement, he shall be paid, by the Developers, interest at the rate specified in the Rules under the said Act, for every month of delay till the handing over of the possession of the said flat.

- (c) The Purchasers agrees and confirms that in the event it becomes impossible for the Developers to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Developers shall refund to the Purchasers the entire amount received by the Developers from the Purchasers within 45 days from that date. After refund of the money paid by the Purchasers, the Purchasers agrees that he shall not have any rights, claims etc. against the Developers and that the Developers shall be released and discharged from all its obligations and liabilities under this Agreement.
- (d) Within 7 days of receipt of Occupation Certificate in respect of the building in which the said flat is situated, the Developers shall address to the Purchasers, a written intimation under which it shall offer in writing to the Purchasers, the vacant, peaceful and physical possession of the said flat attributable thereto, together with all the amenities, fixtures, fittings, appliances etc. specified in **Annexure "F"** hereto (hereinafter collectively referred to as the "**Possession Letter**"). The Possession Letter shall confirm the final carpet area of the said flat. If there is any reduction in the final carpet area the Developers shall, within 45 days, refund the excess money paid by the Purchasers to the extent of such shortfall in the final carpet area.

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If there is any increase in the final carpet area the Developers shall demand and the Purchasers shall pay, along with the payment due upon the milestone of possession of the said flat, the additional amount in respect of such increase in the final carpet area. It is agreed that there shall be no variation in the final carpet area $\pm 3\%$. The Purchasers shall, thereupon immediately undertake a final inspection of the said flat with the Developers to satisfy him/herself that they conform to the approved plans and specifications in respect thereof, and the Developers shall rectify defects, deficiencies or departures (if any) in respect thereof, and pointed out by the Purchasers during the inspection. Upon such process being completed the Purchasers shall forthwith take physical possession of the said flat and the car-parking space attributable to the said flat and sign appropriate confirmatory letters (in terms of a draft prepared by the Developers) confirming that they have taken possession thereof and have no complaint or objection in respect thereof. It is clarified and agreed that the above process shall be completed not later than 15 days from the date of the Possession Letter, and the date on which the same is completed or the date of expiry of the said period of 15 days from the date of the Possession Letter whichever is earlier is hereinafter, wherever the context may so require, referred to as the "**Possession Date**".

- (e) On and after the Possession Date the Purchasers shall not raise any disputes or complaints in respect of the finishes, specifications and construction of the said flat or in respect of any works therein that are alleged to have remained incomplete, or not rectified, or made

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good by the Developers and the Purchasers shall not do or omit to be done anything in the said flat and/or upon the said Property, and the New Building whereby: (i) The Developers' performance of its then subsisting obligations is affected in any manner and/or (ii) the Occupation Certificate that has been obtained in respect of the New Building is affected in any manner and/or (iii) any loss or damage is caused to the New Building. Accordingly, as and when required by the Developers, the Purchasers shall execute in favour of the Developers, a written undertaking in respect thereof (in terms of a draft prepared by the Developers).

- (f) As and from the Possession Date, the Purchasers shall be liable to bear and pay to the Developers the proportionate share (i.e. in proportion to the floor area of the said flat) of outgoings in respect of the said Property and the New Building namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government, Development charges, service charges/taxes (as applicable), insurance charges and water charges and the Purchasers shall be liable to bear and pay in proportion to the number of units the common lights, salaries of clerks, bill collectors, chowkidars, sweepers, charges for maintenance and repair of lift and water pumps and all other expenses necessary and incidental to the management and maintenance of the said Property and the New Building. Until the Society takes over the management of the New Building from the Developers, the Purchasers shall pay to the Developers such proportionate share of outgoings as may be determined and after the Society takes over the

Developer	Purchasers	

management of the New Building and the Purchasers becomes a member of the Society, the Purchasers shall pay the said outgoings to the Society. The Purchasers further agrees that till the Purchasers' share is determined the Purchasers shall pay to the Developers provisional monthly contribution of Rs. 10 per sq ft/- (Rupees Ten per sq ft only) per month towards the outgoings. Subject to the provisions of clause 4 (a) (ii), (i.e. regarding three months charges) the Purchasers undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on or before the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever. The amount so paid shall not carry any interest.

In respect of any unsold premises, the Developer will pay the proportionate municipal taxes as applicable for such unsold flats/ units.

7. PURCHASERS' COVENANTS

The Purchasers with intention to bind and bring in all persons into whosoever hands the said flat may come, doth hereby covenant with the Developers as follows:

- (a) To use the said flat only for residential purpose. The Purchasers shall not create any nuisance and/or use or permit to be used the said flat for any illegal or unlawful purpose. The space provided for the entrance of the New Building shall be used as entrance only and the Purchasers shall not use the same in any other way except for entering the New Building.
- (b) To use the car parking spaces only for parking cars of the Purchasers.

Developer	Purchasers	

- (c) To maintain the said flat at Purchasers' own cost in good tenable repair and condition from the date the possession of the said flat is taken and shall not do or suffer to be done anything in or to the New Building in which the said flat is situated or change, alter or make additions in or to the New Building in which the said flat is situated and in the said flat itself or any part thereof which may be against the rules, regulations or bye laws of concerned local or any other authority.
- (d) Not to store in the said flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the New Building in which the said flat is situated or storing of goods which is objected by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or likely to damage the staircases, common passages or any other structure of the New Building in which the said flat is situated including entrances of the New Building in which the said flat is situated and in case any damage is caused to the New Building in which the said flat is situated on account of negligence or default of the Purchasers in this behalf, the Purchasers shall be liable for the consequences of the breach.
- (e) To carry at his own cost all internal repairs to the said flat and maintain the said flat in the condition, state and order in which it was delivered by the Developers to the Purchasers and shall not do or suffer to be done anything in or to the New Building in which the said flat is situated or the said flat which may be against the rules

Developer	Purchasers	

and regulations and bye laws of the concerned local authority or other public authority. In the event of the Purchasers omitting any act in contravention of the above provision, the Purchasers shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

- (f) Not to demolish or cause to be demolished the said flat or any part thereof, nor at any time make or cause to be made any addition or alterations of whatever nature in or to the said flat or any part thereof, nor any alterations in the elevation and outside colour scheme of the New Building in which the said flat is situated and shall keep the portion, sewers, drains, pipes in the said flat and appurtenances thereto in good tenable repair and condition and in particular so as to support shelter and protect the other parts of the New Building in which the said flat is situated and shall not chisel or in any other manner damage the columns, beams, walls, slabs or RCC, walls or other structural members in the said flat without the prior written permission of the Developers and/or the Society.
- (g) Not to enclose the balconies/elevation project attached to the said flat.
- (h) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Property and the New Building in which the said flat is situated or any part thereof or whereby any increase premium shall become payable in respect of the said insurance.

Developer	Purchasers	

- (i) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said flat in the compound or any portion of the said Property and the New Building in which the said flat is situated.
- (j) Not to use the refuge areas on the New Building for any purpose whatsoever as the same is provided as a refuge in case of fire.
- (k) To conform to the terms and conditions of the NOC issued by the Chief Fire Officer in respect of the refuge areas of the New Building.
- (l) To pay to the Developers within seven days of demand by the Developers their share of security deposit demanded by concerned local authority or Government for giving water, electricity or any other service connection to the New Building in which the said flat is situated.
- (m) 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.
- (n) Not to transfer or assign or let/license the interest in or benefit of this Agreement until all the dues payable by the Purchasers to the Developers under this Agreement are fully paid up and even after such payment, only if the Purchasers has not been guilty of breach or non-observance of any of the terms and conditions of this Agreement and until the Purchasers has obtained the prior consent of Developers or the Society, as the case may be, in writing to the same.

Developer	Purchasers	

- (o) To permit the other Purchasers or member allottees of flats in the New Building to use and pass through the internal roads and pathways provided on the said Property.
- (p) The Purchasers shall observe and perform all the rules, regulations and bye-laws of the Society as adopted by the Society from time to time for protection and maintenance of the New Building and the flats 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 Purchasers shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupation and use of the said flat and the common areas and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.
- (q) The Purchasers shall permit the Developers and their surveyors and agents with or without workmen at all reasonable times, to enter into and upon the said Property and the New Building or any part thereof to view and examine the state and condition thereof.
- (r) Not to alter or affix grills from outside the windows or at any place which affects the structure, façade, uniformity, aesthetics of the exterior and/or elevation of the New Building in any manner whatsoever.
- (s) To abide by the terms and conditions attached to the various sanctions/permissions/NOC/Orders set out in the Recitals hereinabove and not to do any act, deed or thing in violation thereof.

Developer	Purchasers	

- (t) To abide by the terms, conditions and stipulations/regulations as may be prescribed or made applicable by the Developers or Government of Maharashtra or any statutory/public body or authority in respect of the New Building.
- (u) To maintain the external elevation of the New Building in the same form as constructed by the Developers and shall not in any manner whatsoever and not to put up, under any circumstances, any construction or enclose the project elevation which have been permitted (approved) free of FSI in the plans already approved.
- (v) To sign from time to time, all papers and documents and to do all acts, deeds, matters and things as may be necessary from time to time, for safeguarding the interests of the Developers and of the Purchasers/member allottees of other flats in the New Building.
- (w) Not to hang clothes, garments or any other things from the windows, grills, balconies, etc.
- (x) The Purchasers is aware that while sanctioning the plans for the New Building the concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developers while developing the said Property and upon due observance and performance of which only, and for which the Developers have executed an Undertaking in favour of M.C.G.M., the Completion and Occupation Certificates in respect of the New Building shall be granted by the concerned local authority and, therefore, agrees and undertakes not to do or omit to do anything that would affect the Completion and Occupation Certificate of the New Building.

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8. DEVELOPERS' COVENANTS/REPRESENTATIONS

- (a) The Developers have executed a Comprehensive Undertaking dated 20-04-2022 in favour of MHADA/ M.C.G.M. in respect of construction of the New Building and the Purchasers confirms that he is aware of the same and agrees to abide by the conditions, to the extent applicable to the Purchasers, mentioned therein.
- (b) The New Building is being constructed with deficient open space. The Purchasers agrees and confirms that he is aware of the same and shall not raise any objection for the same at any time in future.
- (c) The New Building is being constructed by utilizing the maximum permissible fungible FSI including that on the Rehab component and the Purchasers agrees and confirms that he is aware of the same.
- (d) The car parking is through a mechanical car parking system and also the maneuvering space for the car could be inadequate. The Purchasers agrees and confirms that he is aware of the same and shall not hold anybody including M.C.G.M. responsible or liable for the failure of the mechanical car parking and the inadequate maneuvering space.
- (e) The Developers assure that the said flat mentioned herein being purchased by the Purchasers shall be legally compliant in all respects with proper FSI and other permissions.
- (f) The Developers further represent and warrant as under:
- i. The Developers have lawful rights and requisite approvals from the competent authorities to carry out development of the said property and shall obtain requisite approvals from

Developer	Purchasers	

time to time to complete the development of the said property;

- ii. There are no encumbrances upon the said property or the project except mortgage of development rights in favour of Bank of Maharashtra.
- iii. There are no litigations pending before any Court of Law with respect to the said property or project;
- iv. All approvals, licenses and permits issued by the competent authorities with respect to the project, said property and the New 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, said property and the New Building shall be obtained by following due process of law and the Developers have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the project, said property, the New Building and common areas;
- v. The Developers have the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchasers created herein, may prejudicially be affected;
- vi. The Developers have not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the said property including the project and the said

Developer	Purchasers	

flat which will in any manner affect the rights of the Purchasers under this Agreement;

vii. The Developers confirm that the Developers are not restricted in any manner whatsoever from selling the said flat to the Purchasers in the manner contemplated in this Agreement;

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

ix. 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 Developers in respect of the said property and/or the project.

(g) 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 Developer any structural defect in the Apartment or the building in which the Apartment 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 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.

Developer	Purchasers	

9. DEVELOPERS' RIGHTS

It is hereby expressly agreed by and between the parties hereto that:

- (a) The Purchasers acknowledges and agrees that he is and shall be entitled to the said flat only as herein provided.
- (b) The total carpet area of the said flat shall at all times continue to remain **725 sq. ft. carpet area (67.35 sq. mt. RERA carpet area)** and shall have no relation whatsoever to the area of the said plot of land underneath the New Building. All benefits by way of balance Floor Space Index (hereinafter referred to as "FSI") or FSI that may become available or may be generated on or in respect of the said Property or any part thereof or similar right shall remain with the Developers.
- (c) The Developer shall construct the said Building consisting of G+16 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 Developer shall have to obtain prior consent in writing of the Allottee's in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration of addition required by any Government authorities or due to change in law.
- (d) The Developers shall be entitled, at its costs and risk to avail of loans and credit facilities etc. from banks, financial and credit institutions and/or any other persons, inter alia, for the development of the said Property, and on a principal-to-principal basis to create any mortgage, charge, lien, and/or other security interest over and in respect of the development rights and Developers' Premises in the New Building including the said flat attributable thereto; provided that the Developers

Developer	Purchasers	

shall obtain an NOC from the banks, financial and credit institutions and/or any other persons concerned for the sale of the said flat in favour of the Purchasers as per these presents, releasing the said flat from the purview of the charge of the banks, financial and credit institutions and/or any other persons concerned on or before execution and registration of this Agreement and shall have the mortgages, charges and security interest created by them over the Developers' Premises in the New Building duly released before offering possession of the flats comprised in the Members' Premises with Occupation Certificate. In this regard, the Developers shall be freely entitled and at liberty to sign, execute, take delivery of, and register (if required) all deeds, documents, instruments, contracts, agreements and writings, including, without limitation, mortgage deed/s, loan agreement/s etc. provided that the Developers shall be the principal debtor and it shall be the sole liability and responsibility of the Developers to repay such loan amounts/credit facilities with interest, costs, charges and expenses thereon.

- (e) Except in respect of the said flat hereby agreed to be acquired by the Purchasers and 1 car parking space allotted to the Purchasers as mentioned hereinabove, the Purchasers shall have no claim whatsoever in any other flats or car parking spaces in the New Building on the said Property or any part thereof. Any terrace, balcony spaces, sky decks, domestic toilets, etc. forming a part of any of the flats shall form a part of the respective flats/premises to which they relate or are attached, and shall be exclusively owned, held, possessed, used, occupied and/or enjoyed (as the case may be) by the occupiers thereof. However, the top-most terrace of the New Building and the refuge areas thereof shall

Developer	Purchasers	

always be treated as common areas and its use shall be as regulated by the Society.

- (f) The Developers shall always be entitled to sign on behalf of the Purchasers, undertakings and indemnities required by the concerned authority or any State or Central Government authority or Competent Authority under any law concerning construction of the New Building without, however, in any manner affecting the rights of the Purchasers. The Purchasers hereby expressly agrees to ratify, confirm and abide by and fulfill any such undertakings and indemnities executed or given by the Developers.
- (g) The name of the New Building shall be "TIGON ELITE" and the name of the Society shall be Subhash Nagar Sagar Co-Operative Housing Society Limited.
- (h) The Developers shall always have the right to permanently install/display two plaques or signage each of two (2) square meters size, at the entrances and/or on the compound wall and/or on the top-most terrace of the New Building publicizing/promoting the name of the New Building and the Developers.

10. MEMBERSHIP OF THE SOCIETY

- (a) Under the Development Agreement the Society has agreed to admit the prospective Purchasers/allottees of the units comprised in the Developers' Premises as the members of the Society. The Developers agree that on receipt by the Developers from the Purchasers herein of the entire consideration monies and all deposits and all other amounts payable by the Purchasers hereunder and on the

Developer	Purchasers	

Purchasers complying with all his obligations herein contained, the Developers shall cause the Society to admit the Purchasers as member of the Society and the Purchasers hereby agrees and undertakes that he shall become member of the Society on compliance with his obligations hereunder.

- (b) The Purchasers agrees and confirms that he is aware of and has read and understood the bye-laws, rules and regulations of the Society. The Purchasers herein agrees and undertakes that on being admitted as member of the Society, he shall be bound and liable to conform and observe the bye-laws of the Society and all other rules and regulations as may be framed by the Society from time to time.
- (c) The Purchasers herein agrees and undertakes that he shall under no circumstances whatsoever communicate or carry out any correspondence directly with the Society and/or be admitted as members and/or obtain the share certificate directly from the Society. Such communications, correspondence etc. shall be made by the Developers alone with the Society.
- (d) So long as each flat/unit in the New Building shall not be separately assessed for Municipal taxes and water taxes, the Purchasers shall pay to the Developers or to the Society (after it takes over the management of the building) a proportionate share of the Municipal tax and water tax assessed on the whole building, such proportion to be determined by the Developers. In respect of any unsold premises, the Developers will pay the proportionate Municipal taxes as applicable for such unsold flats/units. The Developers will also

Developer	Purchasers	

be entitled to the refund of the Municipal taxes on account of the vacancy of the flats/units.

- (e) Until the management of the New Building is taken over by the Society as hereinabove mentioned, the power and authority of the Society or of the Purchasers herein and the other Purchasers and allottees of the flats/premises shall be subject to the overall control of the Developers in respect of any matters concerning the New Building, the construction and completion thereto and all amenities pertaining to the same, in particular, the Developers shall have absolute authority and control as regards to the unsold flats/premises and the disposal thereof.
- (f) The Developers will also control the management of the New Building, realization of the outgoings and the disbursement of the payment to be made till the management of the New Building is taken over by the Society and the Purchasers along with other Purchasers of flats/premises will have no objection to the same.
- (g) The Purchasers agrees that his rights in the said flat under the Agreement herein, shall always be subject to the terms, conditions, rules, regulations and bye-laws of the Society which the Purchasers has seen and has agreed to abide by and the Purchasers agrees that he shall not commit any violation thereof or any of them so as to put the right, title and interest of the Developers in the said Property in jeopardy or do any act in violation of the Rules, Regulations and Bye-laws of the Society and the statutory bodies and authorities.
- (h) The Developers shall, if necessary, become a member of the Society in respect of unsold flats comprised in the Developers' Premises. If

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the Developers assign and/or transfer and/or dispose off such flats at any time to anybody, the assignee, transferee and/or the Purchasers thereof shall become the member(s) of the Society in respect of the said flats. The Purchasers and the Society will not have any objection and will not charge any transfer fees to admit such assignee or transferee or the Purchasers as the members of the Society.

11. DEFECT LIABILITY

It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Developers as per this Agreement is brought to the notice of the Developers within a period of 5 (five) years by the Purchasers from the date of handing over possession of the said flat, it shall be the duty of the Developers to rectify such defects without further charge, within 30 (thirty) days, and in the event of Developers' failure to rectify such defects within such time, the Purchasers shall be entitled to receive appropriate compensation in the manner as provided under the said Act PROVIDED HOWEVER if such defect is due to any negligent act and/or unauthorized alteration/modification carried out by the Purchasers in the said flat and/or normal wear and tear, vagaries of nature, the Developers shall not be liable to rectify the said defect.

12. NOTICES

All notices and other communications to be given under this Agreement shall be in writing and delivered (i) by hand against a written acknowledgement of receipt, or (ii) by Registered Post A. D., and addressed

Developer	Purchasers	

to the Parties, at their addresses hereinabove or at such other address as is from time to time designated (in writing) by the Party to whom the communication is addressed. Any communication that is delivered in accordance herewith shall be deemed to be received when delivery is received or refused, as the case may be.

13. DISPUTE RESOLUTION

Any dispute/difference between the parties shall be settled amicably between the parties within thirty (30) days from the date one Party has first notified (in writing) the other Party of the existence of such disputes or differences and called upon the other Party to hold discussions/dialogues for resolving the same. In the event of dispute/difference concerning any matter which the Authority under the said Act is not empowered by or under the said Act to determine, the Parties shall jointly appoint a sole arbitrator to solve the same. The arbitration shall be governed by the provisions of the Arbitration and Conciliation Act, 1996, or any statutory amendment or re-enactment thereof for the time being in force. The arbitration proceedings shall be held at Mumbai and the language of the proceedings shall be English. The Arbitrator shall have summary powers and be entitled to give interim directions and awards from time to time. The award/s of the Arbitrator shall be reasoned and given in writing, and shall be final and binding upon the Parties.

14. OTHER PROVISIONS

- (i) This Agreement contains the whole agreement between the parties in respect of the subject matter of this Agreement and shall not be modified (whether by alteration, addition or omission) otherwise than by writing duly signed by both the parties. This Agreement

Developer	Purchasers	

constitutes the entire agreement between the parties and there are no promises or assurances or representations, oral or written, express or implied other than those contained in this Agreement.

- (ii) The Purchasers hereby declares that he has gone through this Agreement and all the documents related to the said Property and has expressly understood the contents, terms and conditions of the same and the Developers have entered into this Agreement with the Purchasers relying solely on the Purchasers agreeing, undertaking and covenanting to strictly observe, perform, fulfill and comply with all the terms and conditions, covenants, stipulations, obligations and provisions contained in this Agreement and on part of the Purchasers to be observed, performed and fulfilled and complied with and therefore, the Purchasers hereby agrees undertakes and covenants to indemnify, save, defend and keep harmless at all times hereafter, the Developers and their successors and assigns from and against all costs, charges, expenses, losses, damages, claims, demands, suits, actions, proceedings, prosecutions, fines, penalties and duties which they or any of them may have to bear, incur or suffer and/or which may be levied or imposed on them or any of them by reason or virtue of or arising out of any breach, violation, non-observance, non-performance or non-compliance of any of the terms, conditions, covenants, stipulations and/or provisions hereof by the Purchasers.
- (iii) The terms and conditions of this Agreement shall be binding on all transferee(s)/ Assignee(s) from time to time of the said flat, and shall be enforceable against all such transferees.

Developer	Purchasers	

- (iv) Each party hereto shall from time to time upon the reasonable request and cost of the other party execute any additional documents and do any other acts or things which may be reasonably required to give effect to the terms hereof.
- (v) Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said flat or of the New Building or the said Property or any part hereof. The Purchasers shall have no claim of any nature whatsoever save and except in respect of the said flat hereby agreed to be sold to him/her and 1 car parking allotted to him/her and the right to use and enjoy the Common Amenities and Facilities as provided in this Agreement.
- (vi) Any delay tolerated or indulgence shown by the Developers in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchasers by the Developers shall not be construed as a waiver on the part of the Developers of any breach or noncompliance of any of the terms and conditions of this Agreement by the Purchasers nor shall the same in any manner prejudice the rights of the Developers.
- (vii) The Developers at their sole discretion may assign or transfer all its rights and obligations or part thereof under this Agreement to any person or party. In the event of assignment or transfer as aforesaid, the Developers liability under this Agreement shall stand terminated from the date of such assignment or transfer and the same shall be assumed by their assignee expressly.

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- (viii) This Agreement shall be governed by and construed in accordance with the laws of the Republic of India, and shall be subject to the jurisdiction of the Courts of competent jurisdiction at Mumbai.
- (ix) This Agreement shall always be subject to the provisions of the Real Estate (Regulation and Development) Act, 2016, hereinafter referred to as "**the said Act**" and the Rules made thereunder as applicable for the State of Maharashtra.
- (x) After the Purchasers is permitted to enter upon the said flat, if any additions or alterations in or about or relating to the said flat or the New Building are thereafter required to be carried out by the Government, Municipal or any Statutory Authority, the same shall be carried out by the Purchasers in co-operation with the Purchasers and allottees of the other flats/units in the New Building at their own costs and the Developers shall not be in any manner liable or responsible for the same or to contribute any amount for the purpose aforesaid.
- (xi) The Developers have availed of the facility of 50% reduction of premium payable to M.C.G.M. only to the extent of built up area of 780.85 sq.mt for residential use + 110 sq.mt for commercial use and in view thereof as per Notification No. TPS-1820/AN-27/P.K.80/20/UD-13 dated 14.01.2021 and 12.02.2021 of Government of Maharashtra, the stamp duty and registration charges in respect of this Agreement shall be borne and paid by the Developers proportionate to the extent of reduction in premium availed of by the Developers. The Purchasers shall, however, be responsible for lodging this Agreement and having the same

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registered and shall indemnify the Developers and shall keep the Developers indemnified at all times in respect thereof and also in respect of any penalties which may be levied with regard thereto. The Developers have informed the Purchasers that this Agreement has to be registered within 4 months of execution or within successive 4 months (on payment of requisite penalty by the Purchasers).

(xii) The Purchasers shall, at his/her risk and responsibility, and on a principal-to-principal basis, be entitled to borrow funds from any financial institution, bank, organisation, employer and/or other persons, by creating a mortgage, charge, lien and/or other security upon the said flat and/or his right, title and interest therein. The repayment of such loans and the interest and other costs, charges and expenses thereon shall be the sole liability and responsibility of the Purchasers and the Developers and/or the Society and/or the Existing Members of the Society shall not be liable or responsible for the same. Without any liability or responsibility of the Developers, the Developers hereby grant its consent and no objection to the Purchasers for creating such mortgage, charge, lien and/or other security interests upon the said flat and/or his right, title and interest therein.

(xiii) It is abundantly made clear to the Purchasers that if the Purchasers or any one of them is NRI/foreign national of Indian origin, in respect of all remittances, acquisitions/transfer of the said flat, it shall be his sole responsibility to comply with the provisions of FEMA, 1999 or statutory enactments or amendments thereof, and the

Developer	Purchasers	

rules and regulations of RBI or any other applicable law from time to time. Any refund required to be made under the terms of this Agreement shall be made in accordance with the provisions of FEMA or such statutory enactments or amendments thereof and the rules and regulations of RBI or any other applicable law from time to time. The Purchasers understands and agrees that in the event of any failure on his part to comply with the prevailing exchange control guidelines issued by RBI he alone shall be liable for any action under FEMA or any other statutory modifications or re-enactments thereto. The Developers accepts no responsibility in this regard and the Purchasers agrees to indemnify and the keep the Developers indemnified and saved harmless from any loss or damage caused to it for any reason whatsoever.

- (xiv) Any provision of this Agreement which is prohibited, unenforceable or is declared or found to be inoperative, void or illegal by a court of competent jurisdiction, shall be ineffective only to the extent of such prohibition or unenforceability without invalidating the remainder of such provision or the remaining provisions of this Agreement or affecting the validity or enforceability of such provision in any other jurisdiction. If any such invalidity substantially affects or alters the commercial basis of this Agreement, the parties shall negotiate in good faith to amend and modify the provisions and terms of this Agreement as may be necessary or desirable in the circumstances to achieve, as closely as possible, the same economic or commercial effect as the original provisions and terms of this Agreement.

Developer	Purchasers	

In Witness Whereof, the Parties have executed these presents the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the said Property)

ALL THAT piece and parcel of land or ground or plot situate at survey no. 67 to 71, C.T.S. No. 828/ 84 to 828/93, Subhash Nagar, Village Chembur, Mumbai - 400 071 in the Registration Sub-District of Kurla, Mumbai Suburban District admeasuring 891.45 (Including Tit-Bit) sq. mtrs. or thereabouts together with the existing building consisting of a structure of ground plus 2 upper floor building bearing no. 46, Subhash Nagar, Chembur, Mumbai - 400 071 standing thereon and bounded as follows:

On or towards the East by	: SRA project
On or towards the West by	: 10.90 meter Road
On or towards the North by	: 12 meter Road
On or towards the South by	: Building No. 45 & SRA project

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the said flat)

ALL THAT piece or parcel of Residential Flat bearing No. 1505 admeasuring RERA Carpet area of **67.35 Sq. mt** equivalent to **725 sq.ft** situated on the **15th** floor in the New Building to be known as "Tigon Elite" being constructed on the said Property more particularly described in the First Schedule hereinabove written together with **1** covered car parking.

Developer	Purchasers	

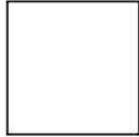
THE THIRD SCHEDULE ABOVE REFERRED TO

COMMON AREAS AND FACILITIES

- (i) Entrance lobby and foyer of the New Building
- (ii) Staircase of the New Building including main landing, for the purpose of ingress and egress but not for the purpose of storing or for recreation or for residence or for sleeping
- (iii) The landing is limited for the use of the residents of the flats located on that particular floor and for visitors thereto but is subject to means of access for reaching the other floors, available to all residents and visitors
- (iv) Electric meters and water meter/s connected to common lights, water connections, pump set etc.
- (v) Overhead and underground water tanks with water pumps
- (vi) Society Office and security cabins
- (vii) Common servant's toilet
- (viii) Common Terrace above the topmost floor of the building and Refuge area
- (ix) Elevators

Developer	Purchasers	

SIGNED, SEALED AND DELIVERED)
 by the withinnamed "Developers")
Messrs. TIGON REALITY PRIVATE LIMITED)
 through its Director)
MR. SUSHANT SONI



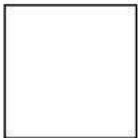
L.H. Thumb impression & Signature

in the presence of

- 1)
- 2)

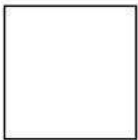
SIGNED AND DELIVERED by
 the withinnamed "**Purchasers**"

- 1. **Mrs. SHALANKARA ROY.**



Signature and L.H. Thumb impression

- 2. **Mr. PROJAL GHOSH**



Signature and L.H. Thumb impression

in the presence of

- 1)
- 2)

Developer	Purchasers	

RECEIPT

RECEIVED of and from the within named Purchasers the sum of **Rs.15,68,531/- (Rupees Fifteen Lakhs Sixty Eight Thousand Five Hundred Thirty One Only)** including Booking Amount of **Rs. 1,00,001/- (Rupees One Lakh One Only)** towards part payment of purchase price as per clause 3(a) hereinabove as per details hereunder:

Sl. No.	Cheque No.	Date	Amount (Rs.)	Drawn on
1	231132	08.03.2024	1,00,001/-	Axis Bank
2	649796	18.03.2024	4,20,782/-	SBI
3	231133	18.03.2024	3,24,278/-	Axis Bank
4	231134	18.03.2024	3,23,470/-	Axis Bank
5	227828	18.03.2024	4,00,000/-	SBI
		TOTAL	15,68,531/-	

We say received.
For Tigon Reality Pvt. Ltd.

Director

Developer	Purchasers	

Dated this ____ day of _____ 2024

BETWEEN

Tigon Reality Pvt. Ltd. ...Developers

AND

Mrs. SHALANKARA ROY

Mr. PROJJAL GHOSH

...Purchasers

AGREEMENT FOR SALE

Flat No. 1505, "B Wing"

Developer	Purchasers	