

**AGREEMENT FOR SALE**

THIS **AGREEMENT** is made at Mumbai this \_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_

**BETWEEN**

**DOSTI REALTY LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, and having its registered office at Lawrence and Mayo House, 1<sup>st</sup> floor, 276, Dr. D. N. Road, Fort, Mumbai - 400 001, hereinafter referred to as "**the Promoter**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the One Part;

**AND**

- 1) **ANJALI SATISH SURYAWANSHI**
- 2) **SATISH RUPCHAND SURYAWANSHI**

an/both/all Indian Inhabitant/s adult/s having his/her/their common address/s at **PLOT NO.54, MOHADI ROAD, RAVINDRA NAGAR, M.J. COLEEGE, JALGAON - 425 002.**, hereinafter referred to as “**the Purchaser**”, (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual, his/her/their heirs, executors, administrators and permitted assigns, and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors, administrators and permitted assigns of the last survivor, and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the HUF, and in case of a trust, the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and permitted assigns and in case of a body corporate/company its successors and permitted assigns) of the Other Part;

**WHEREAS:**

- (i) By and under the Deed of Conveyance dated 18<sup>th</sup> June 2010 executed by and between Golden Falcon Pacific Limited of the one part and the Promoter of the other part and registered in the Office of the Joint Sub-Registrar of Assurances at Mumbai City-1 under Serial No. BBE-1/4601/2010, the said Golden Falcon Pacific Limited sold and conveyed to the Promoter, all those pieces or parcels of freehold land bearing Cadastral Survey Nos. 2A/116 and 4/116 of Salt Pan Division and admeasuring 12,775.17 square metres or thereabout, and bearing Cadastral Survey No. 4/356 of Matunga Division admeasuring 5891.91 square metres or thereabout, aggregating to 18,667.08 square metres or thereabout, situate, lying and being at Antop Hill, abutting Vidyalankar College Road, Wadala (East), Mumbai – 400 037, more particularly described in the **First Schedule** hereunder written and shown on the **Plan** thereof annexed hereto and marked **Annexure-1** and thereon shown surrounded by **black-colour** boundary line and hereinafter referred to as “**the Larger Land**”), for the consideration and on the terms and conditions mentioned therein;
- (ii) In the circumstances the Promoter is the sole and absolute owner of, and well and sufficiently entitled to the Larger Land;

**Amenity Plot**

- (iii) As per the Sanctioned Plan, the required Amenity Open Space for Residential Zone for the Larger Land is 933.35 square metres or thereabout (and shown on the Plan of the Larger Land annexed hereto and marked **Annexure-1** and thereon shown in **blue-colour** wash and hereinafter referred to as “**the Amenity Plot**”) The Amenity Plot area shall be formally

sub-divided from the rest of the Larger Land in due course, and shall not form part of the land which shall be ultimately conveyed in favour of the Apex Body (as defined below), but shall be conveyed in favour of the MCGM;

#### **The Land**

- (iv) The balance portions of the Larger Land (i.e. after deducting the area of the Amenity Plot) admeasures 17,733.73 square metres or thereabout, in the aggregate (and is more particularly described in the **Second Schedule** hereunder written and shown on the **Plan** thereof annexed hereto and marked **Annexure-2** and thereon shown surrounded by thick **red-colour** boundary line and hereinafter referred to as “**the Land**”);

#### **Conversion to residential user**

- (v) The Land was originally situated in the Special Industrial (I-3) Zone. On obtaining the No-objection Certificate dated 2<sup>nd</sup> December, 2010 from the Labour Commissioner by the Promoter, MCGM has granted sanction for the conversion of the Land to residential use;

#### **PPL Scheme**

- (vi) The Promoter was desirous of developing the Land under the public parking lot scheme envisaged under the Regulation 33(18) of the Development Control and Promotion Regulations for Greater Mumbai, 2034 (earlier Regulation 33(24) of the Development Control Regulations for Greater Mumbai, 1991) (hereinafter referred to as “**the PPL Scheme**”), accordingly, and pursuant to the application submitted by the Promoter to the Municipal Corporation of Greater Mumbai (hereinafter referred to as “**MCGM**”) in that regard, the MCGM by its Letter of Intent bearing No. CHE/1607/MC/Rds&Tr/C-73 dated 15th November 2014 read with revised Letter of Intent bearing No. Ch.E./3167/MC/Roads&Tr/C-73 dated 26th February 2019, granted its sanction for the construction of a public parking lot on the Land under the PPL Scheme, on terms and conditions mentioned therein;

#### **Phase-wise development**

- (vii) The Promoter proposes to develop the said Land in phase wise manner by constructing thereon a Project called “**Dosti Eastern Bay**” comprising of a new building to be known as ‘Dosti Eastern Bay’ having 3 (three) level basement, ground floor, common 5 (five) level podium (including a clubhouse) and 5 (five) wings being Wing A, Wing B, Wing C, Wing D and Wing E to be constructed on the said common podium (hereinafter collectively referred to as the “**the said Building or Project**”).

- (viii) **The Promoter has prepared** and submitted plans of 3 (three) level basement, ground floor, common 5 (five) level podium (including clubhouse) and Wing C of the said Building for approval to the MCGM;

**First Phase**

- (ix) In the first phase of the Project, called “**Dosti Eastern Bay – Phase 1**” the Promoter will construct 3 level basement, ground floor, the common 5 level podium of the said Building and (a) “Dosti Marina” (i.e. Wing A as per present sanctioned plans) consisting of stilt (at 5<sup>th</sup> podium level) and 48 upper floors and (b) “Dosti Oceania” (i.e. Wing B as per present sanctioned plans) consisting of stilt (at 5<sup>th</sup> podium level) and 48 upper floors and (c) “Clubhouse” (i.e. Clubhouse and fitness center as per present sanctioned plan) consisting of stilt (at 5<sup>th</sup> podium level) and 1 upper floor with Swimming Pools and Fitness Center to be constructed on the 5<sup>th</sup> Podium of the said Building (and shown in **pink-colour** wash on the **Plan** of the Land annexed hereto as **Annexure-2** and the Clubhouse, Swimming Pools and Fitness Center are hereinafter referred to as “**the Clubhouse**”);

**Second Phase**

- (x) In the second phase of the Project, called “**Dosti Eastern Bay – Phase 2**” the Promoter will construct 3 level basement, ground floor, the common 5 level podium of the said Building “Dosti Wave” (i.e. Wing C as per present sanctioned plans) consisting of stilt (at 5<sup>th</sup> podium level) and 44 upper floors to be constructed by utilizing FSI of 12281.33 square metres or thereabout and to be constructed on land admeasuring 434.55 square metres or thereabout forming part of the said Land (and more particularly described in the **Third Schedule** hereunder written and shown in **Blue-Colour** wash on the **Plan** of the Land annexed hereto as **Annexure-2** and hereinafter referred to as “**the said Wing**”);

**Balance development**

- (xi) In the next phase or phases of development of the Project, the Promoter shall construct Wing D and Wing E of the said Building as per the sanction obtained/to be obtained for the same;
- (xii) The Promoter has appointed M/s. Ramnani & Associates as architect (and Architect Hafeez Contractor as Design Architect) and JW Consultants LLP as structural engineers for the preparation of the structural designs and drawings of the said Building and the Promoter accepts the professional supervision of the architect and the structural engineers till the completion of the said Building;
- (xiii) The Promoter has got the plans, specifications, elevations, sections and other details of the 3 level basement, ground floor, the common 5 level

podium (including the Clubhouse) and the said Wing of the said Building, duly approved and sanctioned from the MCGM and has obtained Intimation of Disapproval (“IOD”) bearing No. EB/7365/FN/A dated 24<sup>th</sup> September 2015 and Amended Plan Approval Letter bearing No. CHE/CTY/0953/F/N/337(NEW)/337/5/AMEND dated 17<sup>th</sup> November, 2020 and Amended Plan Approval Letter bearing No. CHE/CTY/0953/F/N/337(NEW)/337/6/AMEND dated 19<sup>h</sup> August, 2021 and Amended Plan Approval Letter bearing No. CHE/CTY/0953/F/N/337(NEW)/337/7/AMEND dated 3<sup>rd</sup> November, 2021 and Amended Plan Approval Letter bearing No. CHE/CTY/0953/F/N/337(NEW)/337/9/AMEND dated 02<sup>nd</sup> September, 2022 and Amended Plan Approval Letter bearing No. CHE/CTY/0953/F/N/337(NEW)/337/10/AMEND dated 27<sup>th</sup> January, 2023;

- (xiv) The MCGM has issued the Commencement Certificate (“CC”) bearing No. EEBPC/7365/FN/A dated 13<sup>th</sup> April, 2016 read with further Commencement Certificate bearing no. CHE/CTY/0953/F/N/337(NEW)/FCC/9/Amend dated 17<sup>th</sup> July 2023 on terms and conditions mentioned therein and the Promoter shall obtain the balance approvals from various authorities from time to time, so as to obtain the Occupation Certificate of *inter alia* the said Wing;
- (xv) While sanctioning the plans, the MCGM has laid down certain terms, conditions and restrictions which are to be observed and performed by the Promoter while developing the Land and upon due observance and performance of which only the Occupation Certificate *inter alia* in respect of the said Wing shall be granted by the MCGM;

#### **Proposed Plans**

- (xvi) The Promoter has informed the Purchaser that out of the total FSI of 13,249.58 square metres to be utilized for construction of the Second Phase of the Project, at present, the plans have been sanctioned for 12281.33 square metres of FSI (viz. for the said Wing) and the FSI of 968.25 square metres is proposed but not yet sanctioned. The Promoter shall construct 4 additional floors (i.e. 45<sup>th</sup> to 48<sup>th</sup> Floors) in the said Wing after obtaining the sanction for the same (hereinafter referred to as “**the Proposed Plans**”);

#### **Further Proposed Plans**

- (xvii) The Promoter has further informed the Purchaser that in the next phase or phases of development of the Project, the Promoter shall be constructing (a)Wing D and (b) Wing E of the said Building, as per the sanction obtained/to be obtained for the same (hereinafter referred to as “**the Further Proposed Plans**”);

#### **Construction of the Second Phase of the Project**

(xviii) The Promoter has commenced construction of the 3 (three) level basement, ground floor, common 5 (five) level podium (including the Clubhouse), and the said Wing of the said Building, as per the sanctioned plans;

**The Premises**

- (xix) The Purchaser has approached the Promoter to purchase, on “ownership basis”, the residential premises being a flat in the said Wing (and more particularly described in the **Fourth Schedule** hereunder written and hereinafter referred to as “**the Premises**”) for the total consideration more particularly mentioned in the **Fourth Schedule** hereunder written (hereinafter referred to as the “**Consideration**”) payable in the manner more particularly set out in the **Fourth Schedule** hereunder written, and upon the terms and conditions agreed between the Purchaser and the Promoter as recorded herein;
- (xx) The Promoter has, prior to the execution of this Agreement, duly disclosed to the Purchaser, and the Purchaser confirms that the Purchaser is aware that:
- (a) The Promoter is developing the Land under the scheme of redevelopment as envisaged under Regulation 33(18) of the Development Control and Promotion Regulations for Greater Mumbai, 2034;
  - (b) The Promoter shall construct, hand-over and convey the 3 (three) level basement and ground floor (part) in the said Building as Public Parking Lot to the MCGM (hereinafter referred to as “**the PPL Area**”) in accordance with the above-recited LOI dated 15<sup>th</sup> November 2014 read with LOI dated 26<sup>th</sup> February 2019, and accordingly the PPL Area shall not form part of the conveyance of the Land and the remaining portion of the said Building in favour of the Apex Society. The Promoter is fully entitled to sell, transfer, assign or deal with all the area that remains in the said Building after deducting the PPL Area as more particularly shown on the sanctioned municipal plan, as the Promoter may in its sole discretion deem fit and proper;
  - (c) The Amenity Plot shall be formally sub-divided from the rest of the Larger Land in due course, and shall not form part of the land which shall be ultimately conveyed in favour of the Apex Body (as defined below), but shall be conveyed in favour of the MCGM;
  - (d) The Promoter has provided various amenities *inter alia* in respect of the said Wing which are sanctioned as well as proposed. These amenities are not exclusive for the said Wing but shall be common and shared across all wings (current and proposed) in the said Building to be constructed on the Land;

- (e) With regard to the Club House, the Purchaser shall be entitled to admission to the Club House, subject to the overall supervision and control thereof by the Promoter (including in particular, the right of the Promoter to frame rules from time to time regarding the admission to, and use of, the Club House and its facilities by the purchasers/allottees of the premises in the said Wing (including the Purchaser), Wing A, Wing B, Wing D and Wing E of the said Building, and such other persons or person, as the Promoter may in its sole discretion deem fit and proper, at any time in future). Without prejudice to the generality of the foregoing, the Purchaser shall be liable to bear and pay the *pro rata* share of all outgoings in respect of the Club House in addition to the payment of membership fees, usage and other charges (as applicable) and compliance of terms and conditions as may be imposed by the Promoter from time to time, and the Purchaser and the Society shall not, nor shall they be entitled to, object to the same in any manner and under any circumstances whatsoever. The Purchaser agrees, acknowledges and confirms that Club House and its amenities are not exclusive for the said Wing but shall be common and shared across all wings/buildings (current and proposed) to be constructed on the said Land. The Purchaser agrees, confirms and covenants that the Purchaser shall not, nor shall the Purchaser be entitled to, raise any objection nor hinder, obstruct and/or create nuisance in the operations and/or for usage of the Clubhouse in manner contemplated above;
- (f) The litigations pending in courts/forums/ authorities in respect of the Land or any part thereof are uploaded and updated from time to time on the MahaRERA website;
- (g) The Promoter has availed of a credit facility (financial assistance) from Housing Development Finance Corporation Limited (HDFC) (hereinafter referred to as the “**Financier**”) against the mortgage *inter alia* of the Land and the unsold premises in the said Building to be constructed thereon by and under the Deed of Mortgage dated 29<sup>th</sup> October 2015 executed by and between the Promoter of the one part and the Financier of the other part and registered in the Office of the Joint Sub-Registrar of Assurances at Mumbai City-5 under Serial No. BBE-5/3832 of 2015 and the Deed of Mortgage dated 8<sup>th</sup> May 2017 executed by and between the Promoter of the one part and the Financier of the other part and registered in the Office of the Joint Sub-Registrar of Assurances at Mumbai City-5 under Serial No. BBE-5/2894 of 2017 and the Deed of Mortgage dated 20<sup>th</sup> July 2020 executed by and between the Promoter of the one part and the Financier of the other part and registered in the Office of the Joint Sub-Registrar of Assurances at Mumbai City-4

under Serial No. BBE-4/4023 of 2020, on the terms and conditions mentioned therein;

- (h) The Promoter has availed the benefit of 50% reduction of premium facility on the said Project (hereinafter to be referred to as said “incentives”) and that the benefit of said incentives has been passed on to the Purchaser by the Promoter in form of payment of entire applicable Stamp Duty on this Agreement in respect of the said Premises. The Purchaser shall be liable and responsible to sign, seal, execute, register and deliver all kinds of deeds, documents and writings including Certificates, Affidavits, Applications, Declarations, Indemnities, Forms, NOCs, Consents, etc. as may be required by the Promoter and/or MCGM and shall fully co-operate with the Promoter to enable the Promoter to fully avail the said incentives and comply with all the terms of approval / sanction thereof, as may be required by the concerned authorities.
  
- (xxi) The Promoter is entitled and enjoined upon to construct the said Building (including the said Wing) on the Land in accordance with the recitals hereinabove;
  
- (xxii) In the circumstances, the Promoter has the sole and exclusive right to sell the premises in the said Wing to be constructed by the Promoter on the Land and to enter into agreement/s with the purchasers of such premises therein and to receive and appropriate to itself, the sale consideration in respect thereof;
  
- (xxiii) On demand from the Purchaser, the Promoter has given inspection to the Purchaser of all the documents of title relating to the Land and the plans, designs and specifications prepared by the Promoter's Architect and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as “**RERA**”) and the Rules and Regulations made thereunder and the Purchaser is fully satisfied with the title of the Promoter in respect of the Land and the Promoter's right to sell and allot the Premises;
  
- (xxiv) Authenticated copies of (i) the Title Certificate dated 2<sup>nd</sup> September, 2021 issued by Advocate Kiran Badgujar, (ii) the Extracts of Property Register Card in respect of the Land, (iii) the IODs and the CC, and (iv) the floor plan in respect of the Premises and Car Parking Space plan in respect of the car parking/s allotted to the Purchaser have been annexed hereto and marked as **Annexures-3, 4, 5 (Colly)** and **6 (Colly)** respectively;
  
- (xxv) The authenticated copy of the plan of the layout of the Land as approved by the MCGM has been annexed hereto and marked as **Annexure-7**;



- (xxvi) This Agreement is restricted to the Premises in the said Wing (as more particularly described in **the Fourth Schedule** hereunder written), which is the subject matter of this Agreement and the Purchaser is not concerned with any other wing/building/structure constructed/under construction/proposed to be constructed on any other portion of the Land;
- (xxvii) 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;
- (xxviii) The Premises form part of the premises mortgaged by the Promoter in favour of the Financier and the Promoter has obtained the No-Objection Certificate from the Financier for sale of the Premises (as defined below) herein. The said No-Objection Certificate issued by Financier is annexed hereto and marked **Annexure-8**;
- (xxix) Prior to the execution of these presents the Purchaser has paid to the Promoter a sum as more particularly described in **Fourth Schedule** hereunder written, as and by way of earnest money (the payment and receipt whereof the Promoter hereby admits and acknowledges) and the Purchaser shall pay to the Promoter the balance sale consideration in the manner hereinafter appearing;
- (xxx) The Promoter has registered the said Wing as a part of the 'real estate project' under the provisions of the RERA with the Real Estate Regulatory Authority at Mumbai under No.P51900030769, and an authenticated copy of the Registration Certificate is annexed hereto and marked **Annexure-9**;
- (xxxi) Under Section 13 of the RERA the Promoter is required to execute a written Agreement for sale of the Premises with the Purchaser, being in fact these presents and also to register the said Agreement under the Registration Act, 1908.

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

**1. DEVELOPMENT AND CONSTRUCTION:**

- 1.1 The Promoter is constructing/shall construct the Second Phase of the said Building to be known as "Dosti Eastern Bay" comprising of 3 (three) level basement, ground floor, common 5 (five) level podium (including the Clubhouse) and Wing C consisting of Stilt (at podium level) and 44 upper floors (hereinafter referred to as "**the said Wing**"), to be constructed on the said common podium on the Land, in accordance with the plans, designs, specifications presently approved by the MCGM and also the

Proposed Plans and Further Proposed Plans, which have all been seen and inspected by the Purchaser, with only such variations and modifications as the Promoter may consider necessary or as may be required by the concerned local authority/the Government to be made in them or any of them.

Provided that the Promoter shall have to obtain prior consent in writing of the Purchaser only in respect of variations or modifications in (a) the sanctioned plans and specifications in respect of the Premises and (b) the nature of fixtures, fittings and amenities (as described in this Agreement), in respect of the Premises, except any alteration or addition required by any Government authorities or due to change in law.

- 1.2 The consent referred in the aforesaid proviso shall not be withheld unless the carpet area, location and/or orientation of the Premises are adversely affected.
- 1.3 The Promoter is developing the Land under regulation 33 (18) of the Development Control and Promotion Regulations for Greater Mumbai, 2034. The Promoter shall construct the 3 (three) level basement and ground floor (part) in the said Building as a Public Parking Lot, that shall be handed-over and conveyed to the MCGM, free of cost (hereinafter referred to as "**the PPL Area**"). The Purchaser is aware that PPL Area shall have a separate entrance and exit from the rest of the said Building. The Purchaser agrees, confirms and covenants that the Purchaser shall not, nor shall the Purchaser be entitled to, raise any objection and/or claim any right in the PPL Area nor hinder, obstruct and/or create nuisance for usage of the PPL Area. It is expressly agreed and understood by the Purchaser that the Purchaser's rights (subject to payment of all amounts due and payable to the Promoter under these presents) are limited to the extent of the Premises (as defined below) and not otherwise.
- 1.4 The Purchaser hereby agrees and confirms that the Promoter, the MCGM and/or its assigns shall be entitled to use and enjoy the PPL Area along with the amenities and facilities provided therein in its absolute discretion and the Purchaser further agrees that the Promoter, the MCGM and/or its assigns shall be entitled to undertake or permit undertaking of any additions/alterations within the PPL Area as they may deem fit and proper.
- 1.5 The Purchaser hereby agrees that the Promoter shall be entitled to handover and convey the PPL Area along with the amenities and facilities therein to the MCGM and/or such other person or persons, any third party or legal entity as the MCGM may direct for the operation, management

and maintenance thereof on such terms and conditions as may be decided by the Promoter and/or the MCGM.

- 1.6 The Purchaser is aware that the MCGM and/or its assigns shall be entitled to dispose of the PPL Area along with the amenities and facilities therein unto and in favour of any person or persons, any third party or legal entity on such terms and conditions as may be decided by the MCGM and/or its assigns without any reference to the purchasers of premises in the said Building (including the Purchaser) and/or the Society and/or the Apex Body and the Purchaser shall not, nor shall the Purchaser be entitled to raise any objection in connection with the same.
- 1.7 The Purchaser is aware that the Promoter shall handover and convey the PPL Area along with the amenities therein to the MCGM free of cost and that the MCGM and/or its assigns shall not be liable and/or otherwise required to become a member of the Society (as defined below) and/or the Apex Body and shall not be required to pay property tax and/or any other taxes, rates, duties, cess or charges including maintenance charges, sinking fund charges, repair fund charges etc. in respect of the PPL Area and/or any amenities provided pursuant thereto to the Society and/or the Apex Body and/or otherwise.
- 1.8 The Promoter has informed the Purchaser and the Purchaser hereby confirms that the Purchaser is aware that as per the present Development Control Regulations and the Development Plan, in the Second Phase of the Project, the Promoter is utilizing FSI of 13249.58 square metres (out of which FSI of 12281.33 square metres is sanctioned and FSI of 968.25 square metres is proposed but not sanctioned) comprising (i) Base FSI (ii) FSI on account of the PPL Scheme (iii) Amenity Plot DRC/TDR and (iv) fungible FSI, according to which the Second Phase of the Project/New Building is to consist of –
- (i) the PPL Area consisting of 3 (three) level basement and ground floor (part);
  - (ii) the ground floor (part) and common 5 (five) level podium;
  - (iii) Dosti Wave Building (i.e. Wing C as per sanctioned plan) consisting of Stilt (at podium level) and 48 upper floors (out of which 44 floors are sanctioned at present)
- 1.9 The Promoter has informed the Purchaser and the Purchaser hereby confirms that the Purchaser is aware that upon sanction of the proposed FSI of 968.25 square meters by all the concerned authorities, the Promoter shall be entitled to construct four additional floors i.e. 45<sup>th</sup> to 48<sup>th</sup> Floors, on the said Wing, as per the Plans thereof which have been seen and approved by the Purchaser, with such changes as are necessary for

obtaining approval of the sanctioning authorities (hereinafter referred to as “**the Proposed Plans**”) and the Purchaser shall not have any objection to the aforesaid and the Purchaser does hereby grant consent to the Promoter to carry out all the necessary acts, deeds, matters and things. A copy of the Proposed Plans is annexed hereto and marked **Annexure-10 (Colly)**.

1.10 The Promoter has further informed the Purchaser and the Purchaser hereby confirms that the Purchaser is aware that in the next phase/phases of the Project, upon sanction of the further proposed plans by all the concerned authorities, the Promoter shall be entitled to construct (i) Wing D consisting of Stilt (at 5<sup>th</sup> podium level) and 48 or more upper floors (ii) Wing E consisting of Stilt (at 5<sup>th</sup> podium level) and 48 or more upper floors, as shown in **purple-colour** hatched lines on the **Plan** annexed hereto as **Annexure-11**, and duly approved by the Purchaser (hereinafter referred to as “**the Further Proposed Plans**”), with such changes as are necessary for obtaining approval of the sanctioning authorities and the Purchaser shall not have, and shall not raise, any objection to the aforesaid and the Purchaser does hereby grant consent to the Promoter to carry out all the necessary acts, deeds, matters and things.

## 2. **TRANSACTION:**

2.1 The Purchaser agrees to purchase from the Promoter and the Promoter agrees to sell to the Purchaser, on ‘ownership basis’, the residential premises being a Flat in the said Wing (and more particularly described in the **Fourth Schedule** hereunder written and shown on the floor plan thereof hereto annexed and marked **Annexure-6** and hereinafter referred to as “**the Premises**”) for the Consideration, being the price more particularly mentioned in the **Fourth Schedule** hereunder written, including Rs. Nil for the proportionate price of the common areas and facilities in respect of the said Building. The Purchaser agrees to purchase and the Promoter agrees to sell to the Purchaser, car-parking space(s) for parking of car/s (and more particularly described in the **Fourth Schedule** hereunder written and shown on the plan thereof hereto annexed and marked **Annexure-6** and hereinafter referred to as “**the Car-parking Space(s)**”), for the purchase price more particularly specified in the **Fourth Schedule** hereunder written (and forming part of the Consideration) to be held by and for the enjoyment of the Purchaser as appurtenant and incidental to the ownership of the Premises. The Purchaser shall use the Car-parking Space(s), subject to the rules and regulations of the Society (as defined below).

2.2 The Promoter has agreed to sell to the Purchaser the Premises on the basis of carpet area only and the Consideration agreed to be paid by the

Purchaser to the Promoter is agreed on the basis of the carpet area of the Premises.

- 2.3 The expression "carpet area" means the net usable floor area of the Premises, excluding the area covered by the external walls, areas under service shafts, exclusive balcony appurtenant to the Premises for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the Premises for exclusive use of the Purchaser, but includes the area covered by the internal partition walls of the Premises. The carpet area of the Premises is measured on a bare shell basis, and is inclusive of the area of the columns in the Premises. Room dimensions and carpet area indicated is prior to application of any finishing material on any of the walls/surfaces and/or installation of any fixtures/piping etc. The area dimensions of toilets, bathrooms and other wet areas shall be measured above the ledge wall of toilets, bathrooms and other wet areas.
- 2.4 The Promoter may confirm the final carpet area that has been allotted to the Purchaser after the construction of the said Wing is complete and the Occupation 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 the Promoter shall refund the excess money paid by the Purchaser within 30 (thirty) days with interest as provided under the RERA Rules, from the date when such an excess amount was paid by the Purchaser. If there is any increase in the carpet area allotted to Purchaser, the Purchaser shall pay the additional amount to the Promoter as per the next milestone of the payment schedule as mentioned in **Fourth Schedule**, and in any event before taking possession of the Premises. All these monetary adjustments shall be made at the same rate per square metre as set out in the **Fourth Schedule** hereunder written.
- 2.5 The Consideration has been arrived at/calculated on the basis of the Purchaser having agreed to pay the Consideration in the manner set out in the **Fourth Schedule** hereunder written and having agreed to comply with the terms and conditions mentioned herein.
3. **CONSIDERATION:**
- 3.1 The Purchaser agrees and covenants to pay the Consideration mentioned in the **Fourth Schedule** hereunder written in the manner set out in the **Fourth Schedule** hereunder written. In addition to the Consideration and all other amounts as mentioned herein, the Purchaser shall also pay to the Promoter, the other charges (more particularly

mentioned in the **Fourth Schedule** hereunder written and hereinafter referred to as “**the Other Charges**”).

- 3.2 The Consideration excludes taxes by whatever name called (including without limitation, taxes paid or payable by the Promoter by way of Goods and Services Tax (hereinafter referred to as “**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) and/or all other direct/indirect taxes currently applicable or which may become applicable on the transaction as contemplated herein (and all increases therein from time to time), which shall be borne and paid by the Purchaser in addition to the Consideration in manner specified in clause 3.8 below.
- 3.3 The Consideration is escalation-free, save and except escalations/increases due to increase on account of development charges payable to any Sanctioning Authorities (as defined below), any competent authority and/or any other increase in charges which may be levied or imposed by any Sanctioning Authorities, competent authority and/or local bodies/government from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, costs or levies imposed by any Sanctioning Authorities or any competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.
- 3.4 Time for payment of all the amounts in relation to the transaction contemplated herein, including but not limited to the instalments of the Consideration, GST and all other amounts and taxes as may be applicable and/or performance of the obligations by the Purchaser, is the essence of this Agreement.
- 3.5 The Purchaser authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in the Purchaser’s name as the Promoter may in its sole discretion deem fit and the Purchaser undertakes not to object/demand/direct the Promoter to adjust the Purchaser’s payments in any manner.
- 3.6 The amounts payable by the Purchaser to the Promoter including the payments of installments more particularly mentioned in the **Fourth Schedule** hereunder written shall be made by the Purchaser within 15 (fifteen) days of notice in writing by the Promoter. An intimation from the Promoter to the Purchaser that a particular stage of construction has commenced or been completed shall be sufficient proof that a particular

stage of construction has been commenced or completed, as the case may be. However, it is agreed that failure to receive notice from the Promoter, requiring such payment shall not be a plea or excuse for non-payment of any amount or amounts on the due dates thereof.

- 3.7 If the Purchaser fails or is otherwise unable to pay any of the amounts payable under this Agreement including the Consideration and/or GST and/or any other taxes as applicable within 15 (fifteen) days from the date of the demand notice issued by the Promoter, the Promoter shall be entitled to, without prejudice to the Promoter's other rights and remedies, receive and recover from the Purchaser and the Purchaser shall pay to the Promoter the defaulted/delayed amount together with interest thereon as applicable under RERA Rules, for the period commencing from the date of the demand notice issued by the Promoter. In addition to the Purchaser's liability to pay interest as mentioned hereinabove the Purchaser shall also be liable to pay and reimburse to the Promoter, all the costs, charges and expenses whatsoever, which are borne, paid or incurred by the Promoter for the purpose of enforcing payment of and recovering from the Purchaser any amount or dues whatsoever payable by the Purchaser under this Agreement and the Purchaser hereby indemnifies the Promoter regarding such expenses. In case of delay/default in making payment of the GST and all other direct/indirect taxes and/or amounts more specifically mentioned herein and/or otherwise as demanded/payable, the Promoter shall be entitled to, without prejudice to any other rights or remedies available with the Promoter, adjust such amounts due and payable by the Purchaser along with interest thereon from the due date till the date of adjustment against any and all subsequent amounts received from the Purchaser.
- 3.8 The GST and any other taxes, any such interest, penalty, levies and cesses and also all increases therein from time to time as may be applicable shall be paid by the Purchaser to the Promoter along with and in addition to each installment or as may be demanded by the Promoter.
- 3.9 The Purchaser agrees to deduct tax at source at applicable rate on the Consideration as per the Income Tax Act, 1961 (if applicable) (hereinafter referred to as "**TDS**") and pay the same within the prescribed period into the requisite Government Income Tax account and further the Purchaser agrees and undertakes to furnish to the Promoter a tax deduction Certificate in this regard within 30 (thirty) days from the date of deduction of tax. In the event the Purchaser fails to deduct tax or deposit the same in the requisite Government Income Tax account, the Purchaser shall be solely liable and responsible for any and all consequences in respect thereof, with no liability to the Promoter.

- 3.10 It is expressly agreed that any deduction of an amount made by the Purchaser on account of TDS under the applicable provisions of the Income Tax Act, 1961 read with the Income Tax Rules, 1962, from time to time, while making payment of any amount to the Promoter under this Agreement shall be acknowledged/credited by the Promoter, only upon the Purchaser submitting in a timely manner to the Promoter (against acknowledgement) the original TDS certificate for the amount so deducted and the said TDS certificate is matching with the information as available on the Income Tax Department website for this purpose.
- 3.11 The Purchaser hereby accords/grants his irrevocable consent to the Promoter to securitize, the Consideration and/or part thereof and/or the amounts receivable by the Promoter hereunder and to assign to the banks/financial institutions the right to directly receive from the Purchaser the Consideration or part thereof hereunder. The Purchaser agrees and undertakes, upon receipt of any such intimation in writing by the Promoter, to pay without any delay, demur, deduction or objection to such bank/financial institutions, the Consideration or part thereof and/or the amounts payable hereunder. The Promoter covenants that the payment of such Consideration or part thereof duly made in accordance with the terms hereof, by the Purchaser to the bank/financial institutions, shall be a valid payment of the Consideration or part thereof and discharge of the Purchaser's obligations hereunder, with regard to such payment.
4. **OBLIGATIONS OF THE PROMOTER**
- 4.1 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 Premises to the Purchaser, obtain from the concerned local authority Occupation Certificate *inter alia* in respect of the Premises.
- 4.2 Time is the essence of the contract for the Promoter as well as the Purchaser. The Promoter shall, subject to the provisions of this Agreement, abide by the time schedule for completing the project and handing over the Premises to the Purchaser and the common areas to the Society (as defined below) after receiving the Occupation Certificate in respect of the said Wing. Similarly, the Purchaser shall make timely payments of the installments and other dues payable by him/her and also duly comply with all the other obligations under the Agreement.
- 4.3 The Promoter has commenced the construction of the said Wing on the Land in accordance with the plans, designs, specifications that are approved by the MCGM and may make only such variations and modifications as the Promoter may consider necessary and/or as may be



required by the MCGM and/or any other concerned authorities (hereinafter referred to as “**the Sanctioning Authorities**”) to be made by them.

4.4 The Promoter shall form a single composite body comprising of the Society (as defined below) to be formed in respect of the said Wing and the societies formed with respect to the other wings of the said Building to be constructed on the Land (hereinafter referred to as “**the Apex Body**”) for effective management and control of the common areas and facilities in the Land and execute the Deed of Conveyance *inter alia* of the Land in favour of the Apex Body.

4.5 The Promoter will provide the fixtures, fittings and amenities in the said Building and the Premises as set out in **Annexure-12** annexed hereto. However, in the event amenities of the said specifications are not available in the market, the Promoter shall provide amenities of similar brand or their near substitutes.

**5. DEFAULT AND THE CONSEQUENCES:**

5.1 If the Promoter fails to abide by the time schedule for completing the said Wing and handing over the Premises to the Purchaser, then subject to the provisions of clause 7.2 below, the Promoter agrees to pay to the Purchaser, if the Purchaser intends not to withdraw from the project, interest as specified in the RERA Rules, on all the amounts paid by the Purchaser, for every month of delay, till the date of offering possession of the Premises to the Purchaser.

5.2 The Purchaser shall pay to the Promoter, interest as specified in the RERA Rules, on any and all delayed payments which are due and/or payable by the Purchaser to the Promoter under and/or pursuant to the terms of this Agreement from the date the said amount is due and/or payable by the Purchaser to the Promoter until the date the same is received, in full, by the Promoter.

5.3 Without prejudice to the right of the Promoter to charge interest in terms of Clause 5.2 above, on the Purchaser committing default in payment on due date (time being the essence of the contract) of any amount due and/or payable by the Purchaser to the Promoter under this Agreement (including the Purchaser’s proportionate share of taxes levied by the MCGM and other outgoings) and/or on the Purchaser committing breach of any of the terms and conditions herein contained, the Promoter shall be entitled at its own option to terminate this Agreement.

Provided that the power of termination hereinbefore contained shall not be exercised by the Promoter unless and until the Promoter shall have

given to the Purchaser 15 (fifteen) days prior notice in writing of its intention to terminate this Agreement and of the specific breach or breaches (including the breach in respect of payment of installments) of terms and conditions in respect of which it is intended to terminate the Agreement and default shall have been made by the Purchaser in remedying such breach or breaches within 15 (fifteen) days after the giving of such notice.

5.4 Upon termination of this Agreement –

- (a) The Purchaser shall have no right, title, interest, claim, lien or demand or dispute of any nature whatsoever against the Promoter and/or the Premises (including the Car-parking Space(s)) whether pursuant to this Agreement and/or otherwise howsoever;
- (b) The Promoter shall be entitled to deal with and/or dispose of the Premises (including the Car-parking Space(s)) to any other person/s as the Promoter deems fit without any further intimation, act or consent from the Purchaser;
- (c) The Promoter shall be entitled to retain an amount equivalent to 25% of the Consideration, towards all costs, charges, expenses, losses and/or damages suffered by the Promoter on account of the termination, which the Purchaser agrees, confirms and acknowledges, constitutes a reasonable genuine and agreed pre-estimate of damages that will be caused to the Promoter, and that the same shall be in the nature of liquidated damages and not penalty;
- (d) After the appropriation of the amounts mentioned in Clause 5.4 (c) as above, the Promoter shall refund the balance Consideration paid by the Purchaser to the Promoter, without interest only after deducting and/or adjusting from the balance amounts (i) brokerage fees, (ii) interest on delayed payments, (iii) all other taxes including GST and/or any other amount due and payable by the Purchaser and/or paid by the Promoter on Purchaser's behalf/account in respect of the Premises, (iv) in case if the Purchaser has opted for any subvention scheme, the total amount of pre-EMI interest paid or payable by the Promoter to the Purchaser's Lender (as defined below), within a period of 30 (thirty) days of the termination as above subject to sub-clause (e) below;
- (e) In case the Promoter receives a credit/refund of GST or any similar levy paid by the Purchaser to the Promoter on this transaction, from the statutory authorities then in such a case the

same shall be refunded by the Promoter to the Purchaser without any interest thereon.

5.5 If the Purchaser seeks a loan from financial institutions or banks or any other lender (hereinafter referred to as “**the Purchaser’s Lender**”) for payment of the Consideration and/or any other amounts mentioned herein (or part thereof), against the security of the Premises subject to the consent and approval of the Promoter, and strictly subject to the rights of the Promoter hereunder (including without limitation, the power of termination). In such event, on (a) the Purchaser committing a breach of this Agreement (including without limitation, default in payment of any installment of the Consideration and/or other sum payable hereunder) and (b) the Promoter exercising its right to terminate this Agreement, (and/or any rights appurtenant to the Premises), the Purchaser shall clear the mortgage debt outstanding at the time of the said termination on its own account without any recourse to the Promoter and the rights of the Purchaser’s Lender shall *ipso facto* come to an end, and the Purchaser’s Lender shall have no recourse against the Promoter and/or the Premises and/or the said Car Parking Space(s), whatsoever under any circumstances, and the Promoter shall be entitled to freely deal with the same and every part thereof freed from any and all claims whatsoever of the Purchaser’s Lender. The Purchaser shall, at the Purchaser’s own cost and expense, obtain the necessary writing/deed (in form acceptable to the Promoter) duly executed (and if required, registered in the Office of the Sub-Registrar of Assurances) by the Purchaser’s Lender *inter alia* confirming that the Purchaser has duly cleared the mortgage debt, and that the Purchaser’s Lender has no claim whatsoever in the Premises (including the Car-parking Spaces). On receipt of such writing/deed from the Purchaser’s Lender, the Purchaser shall be (subject to what is stated above in clause 5.4 {d}) entitled to the refund of the amount so paid by the Purchaser to the Promoter towards the Premises in accordance with what is stated in clause 5.3. Notwithstanding the above, the Purchaser’s obligation to make the payment of the installments of the Consideration and the Other Charges, taxes and any dues under this Agreement in accordance with the provisions of this Agreement is absolute and unconditional.

5.6 Till the time the entire Consideration and the other amounts due and payable by the Purchaser to the Promoter is received in full by the Promoter, the rights of the Purchaser’s Lender shall be subject/subservient to the rights of the Promoter.

**6. RIGHTS AND ENTITLEMENTS OF THE PROMOTER:**

6.1 It is expressly agreed that the rights of the Purchaser under this Agreement are only restricted to the Premises. All other premises in the

said Building shall be the sole property of the Promoter and the Promoter, shall be entitled to sell the same without any reference or consent or concurrence from the Purchaser in any manner whatsoever.

- 6.2 The Promoter shall be entitled to make variations, alterations, amendments or deletions to or in the scheme of development of the Land or any part(s) thereof and layout plans and/or building plans (including the Proposed Plans and/or Further Proposed Plans) and/or floor plans relating thereto, relocate/realign service and utility connections and lines, open spaces, parking spaces, common areas, recreation areas/grounds and all or any other areas, amenities and facilities as the Promoter may deem fit and/or to the sanctioned plans from time to time.
- 6.3 If the FSI, by whatever name or form is increased in respect of the Land (i.e. more than what is envisaged at present), then the Promoter shall be entitled to consume the same on the Land or any part thereof and construct additional floors, wing/s, building/s as per revised building plans and deal with the same in the manner the Promoter deems fit and proper and the Purchaser expressly consents to the same.
- 6.4 The Promoter shall be entitled to execute and implement the development of the Land by utilization of all TDR/FSI (including fungible FSI, free FSI, premium FSI and/or other development potential by any other name called) that may be available in respect of the Land and/or by change of law and/or change of policy and/or any other rights and benefits including on account of undertaking incentive FSI schemes under the applicable laws or otherwise or any floating rights which is or may be available in respect of the Land and/or any potential that is or may be available on account of the existing provisions or any amendments thereto under applicable laws.
- 6.5 As part of the development of the Land the requisite approvals and sanctions have been applied for and/or are in the process of being obtained and/or have been obtained by the Promoter from the Sanctioning Authorities. The requisite approvals and sanctions for the development of the Land may be amended from time to time, in accordance with the law and/or the planning requirements, as per the requirements of the development of the Land and/or as the Promoter deems fit and/or as may be required by any competent authority and the Purchaser hereby grants irrevocable consent to the Promoter to carry out the necessary acts, deeds, matters and things.
- 6.6 The Purchaser hereby grants his irrevocable authority and consent to the Promoter that the Promoter shall have the sole and absolute right and authority and shall be entitled to deal with, sell or otherwise dispose of

any part or portion of the said Building constructed on the Land and to permit the same to be utilized for any purpose and shall be entitled to obtain change of user thereof at the discretion of the Promoter.

- 6.7 It is hereby expressly agreed that the Promoter shall always be entitled to sell the premises in the said Building for the purpose of using the same for residential use and/or as may be permitted by the Sanctioning Authorities and the purchasers/occupants thereof shall use such premises purchased/occupied by them accordingly.
- 6.8 The Promoter will be entitled to use the terrace/s including the parapet wall for any purpose including display of advertisements and sign boards and for such purpose may utilize any common facility or amenity such as water, electricity etc. available on the Land to which the Purchaser shall not have right to object, and it is expressly agreed that the Promoter shall be entitled to put signage to reflect the name of "Dosti" and/or its logos (as desired by the Promoter) on the said Building (including the said Wing), the Land and/or any part thereof including on the terrace and such signage may be illuminated or comprising neon sign and for that purpose the Promoter is fully authorized to allow temporary or permanent construction or erection or installation on the exterior of the said Building as the case may be and the Purchaser agrees not to object or dispute the same. The Purchaser shall not be entitled to raise any objection or claim any abatement in the price of the Premises agreed to be acquired by the Purchaser and/or claim any compensation or damage on the ground of inconvenience or any other ground whatsoever from the Promoter. The Promoter shall be entitled to install its logo in one or more places in or upon the said Building (including the said Wing) and the Promoter reserves to itself full and free right of way and means and access to such place or places for the purpose of repair, painting or changing the logo.
- 6.9 If at any time before or during the currency of the development of the Land, any part of the Land is taken over by or handed over by the Promoter to any Government Authorities or any regulatory authorities on account of the same forming part of any DP Road, set back area and/or for any other purpose, to any institution or body whether the Central or State Government or any local corporation or any authority making claim over it, and the Promoter has to hand over that area, then in that case the Purchaser shall not object to the same and in case any compensation is received from the said authority whether monetary or otherwise including but not limited to grant of any FSI/TDR/any permission to put up any additional floors/wing or grant of any incentive FSI, the Purchaser shall not have any claim on the same. Similarly, if in case the Promoter is instructed to develop any kind of road, approach road, access area, any nallah or sewerage area and the Promoter develops the same whether or not the same forms part of the Land and in that case if on account of such

development of road, approach road, service road, access area, any nallah or sewerage area, the MCGM or any other Authority rewards any benefit whether monetary or otherwise, the Purchaser agrees that the Purchaser shall not have any sort of claim on the same and the same shall belong solely to the Promoter.

- 6.10 The Purchaser agrees and gives his irrevocable consent to the Promoter for carrying out the amendments, alterations, modifications and/or variations to the scheme of development in respect of the Land and/or to the building plans and further plans (whether envisaged at present or not), including but not limited to the Promoter's right to construct one or more wings/residential/commercial buildings on the Land. The Purchaser irrevocably agrees not to obstruct and/or raise any objections whatsoever and/or interfere with the Promoter for carrying out amendments, alterations, modifications, variations as aforesaid and/or to the further building plans, if any, in respect of one or more wing or wings and/or building or buildings to be developed and/or constructed (whether envisaged at present or not). It is hereby clarified that in the event, reservations, if any, are notified and/or are removed or their location is changed by getting them shifted, then the Promoter shall be entitled to develop the area previously demarcated as such and for this purpose will be entitled to amend or vary the scheme of development in respect of the Land and the Purchaser shall not object to the same.
- 6.11 In the event of the Society (as defined below) being formed and registered before the sale and disposal by the Promoter of all the premises in the said Wing, the power and authority of the Society so formed or that of the Purchaser and the purchasers of other premises in the said Wing shall be subject to the overall authority and control of the Promoter in respect of any of the matters concerning the said Wing, the construction and completion thereof and all the amenities pertaining to the same and in particular the Promoter shall have the absolute authority and control as regards the unsold premises, un-allotted car-parking spaces and the disposal / allocation thereof. The Promoter shall be liable to pay only the municipal taxes, at actuals, in respect of the unsold premises. In such case the Promoter shall at its option (without any obligation) join the Society as a member in respect of such unsold premises, and as and when such premises are sold, the Society shall admit such purchaser as the member without charging any premium or extra payment or any other charges of any form, including any non-occupancy charges. It is clarified that the No-objection Certificate and/or other consent of the Society shall not be necessary for the sale and/or other transfer of any such premises by the Promoter.
- 6.12 Till the entire development of the Land is completed, the Purchaser shall

not interfere in any manner in any work of development or construction and the Promoter alone shall have full control, absolute authority and say over the un-allotted areas, open spaces, gardens, infrastructure facilities, recreation facilities and/or any other common facilities or the amenities to be provided on the Land and the Purchaser shall have no right or interest in the enjoyment and control of the Promoter in this regard.

- 6.13 The Promoter shall be at liberty to sell, assign, transfer and mortgage the receivables and/or the unsold premises in the said Building, including to raise finance/loan from any financial institution/bank and to create mortgage, charge, securitization of receivables, provided that the same does not in any way materially prejudice the right of the Purchaser in respect of the Premises. The Promoter shall alone be liable and responsible for repayment thereof, together with the interest and all other charges and amounts payable in respect thereof.
- 6.14 In the event of the Promoter having paid or being required to pay any amount by way of premium, betterment charges, development charges, transfer charges, land revenue charges, N.A. Charges, charges levied for any concessions granted to the Promoter for not claiming any area in FSI calculations, or any other charges etc. payable to any Sanctioning Authority, or other authority or the Government of Maharashtra or the Central Government, then the same shall be reimbursed by the Purchaser to the Promoter in proportion to the carpet area wherever applicable to the Premises or otherwise as may be determined by the Promoter. Non-payment of the same shall constitute a breach of this Agreement. Further the Promoter is entitled to get refund of excess amounts by way of premium, betterment charges, development charges, or any other charges deposited with the municipal authorities and/or any other authorities for which the Purchaser has consented.
- 6.15 The Promoter shall have the right to designate any space in the Land to third party service providers for the purpose of facilitating the provision and proper maintenance of utility services (including without limitation telephone (landline/mobile), cable, internet, gas, electricity, water supply and other utility services) to be availed by the occupants of the said Building that is being developed on the Land. The Promoter shall also be entitled to provide such space to such utility provider either on leave and license or lease basis for various purposes including that of installing power sub-stations/transformers with a view to service the electricity requirement on the Land and/or in the said Building constructed thereon or laying cables or piped gas lines, water lines and the Purchaser irrevocably consents to the same.
- 6.16 The Promoter shall at its discretion be entitled to nominate any property

management agency (hereinafter referred to as “**the property management agency**”) to manage the operation and maintenance *inter alia* of the said Wing, and the infrastructure on the Land and common amenities and facilities. The Promoter shall have the authority and discretion to negotiate with such property management agency and to enter into and execute formal agreement/s for maintenance and management of infrastructure with it/them. The cost incurred in appointing and operating the property management agency shall be borne and paid by the purchasers of premises in the said Building including the Purchaser on a pro-rata basis as part of the development and common infrastructure charges referred to herein.

- 6.17 The Purchaser agrees to abide by any and all terms, conditions, rules and/or regulations that may be imposed by the Promoter or the property management agency, including without limitation, payment of the Purchaser’s share of the maintenance and service charges that may become payable with respect to the operation and maintenance of the common areas and facilities on the Land (including the said Building constructed thereon).
- 6.18 The Purchaser agrees to abide by any and all terms, conditions, rules and/or regulations that may be imposed by the Promoter, including without limitation, payment of the Purchaser’s share of the maintenance and service charges that may become payable with respect to the operation and maintenance of the common areas and facilities of the said Building.
- 6.19 The Promoter shall be entitled to construct site offices/sales lounge on the Land and shall have the right to access the same at any time without any restriction whatsoever irrespective of whether the said Wing is transferred to the Society and shall continue until the entire Land is fully and completely developed, and all the premises in all the buildings that may be constructed thereon have been sold and the proceeds thereof and all other amounts in respect thereof have been duly received by the Promoter.
- 6.20 The Purchaser and/or the Society (as defined below) shall not have any objection to any and all of the aforesaid and the Purchaser hereby grants his irrevocable and unequivocal consent to the Promoter to carry out the necessary acts, deeds, matters and things in relation to any of the above.
- 6.21 All the consents referred in this clause 6 shall be considered as the Purchaser’s unconditional and unequivocal consent under section 7(1)(ii) and 7A of the Maharashtra Ownership Flats Act (Regulation of the Promotion of the Construction, Sale, Management and Transfer) Act,



1963 and the Rules thereunder and the consents under the provisions of RERA and the Rules made thereunder.

7. **POSSESSION:**

- 7.1 The possession of the Premises shall be offered to the Purchaser after the Premises is ready for use and occupation provided all the amounts payable by the Purchaser under this Agreement including but not limited to the Consideration, Other Charges and all other amounts, taxes, etc., in respect of the Premises are duly paid by the Purchaser.
- 7.2 The Promoter shall give possession of the Premises to the Purchaser, by **30<sup>th</sup> June, 2025** (hereinafter referred to as “**the Date of Hand Over**”). If the Promoter fails to offer possession of the Premises to the Purchaser on the Date of Hand Over (subject to force majeure) or within any further date or dates as may be mutually agreed between the parties hereto, then in such case, in the event the Purchaser intends to withdraw from the project, the Purchaser shall be entitled to give notice to the Promoter terminating this Agreement, in which event the Promoter shall within 30 (thirty) days from the receipt of such notice, refund to the Purchaser the amount of deposit or earnest money and the further amount/s excluding taxes, if any, that may have been received by the Promoter from the Purchaser as installments in part payment in respect of the Premises along with the interest as per the RERA Rules, from the date the Promoter received such amounts till the date the amounts and the interest thereon is repaid. On the Promoter tendering the refund of the above mentioned amount in respect of such termination, neither party shall have any claim against the other in respect of the Premises or arising out of this Agreement and the Promoter shall be at liberty to dispose of the Premises to any other person or persons at such price and upon such terms and conditions as the Promoter may deem fit.
- 7.3 Provided that the Promoter shall be entitled to an extension in the Date of Hand Over, if the same is delayed on account of:
- (a) war, civil commotion, epidemic, pandemic or other outbreak (including without limitation, any general, local and/or site-specific lockdown measures/restrictions), force majeure and/or other act of God;
  - (b) any notice, order, rule, notification, policy of the Government and/or other public, or competent authority/court and/or any litigation;
  - (c) non-availability of labour, steel, cement, other building material, water or electric supply;
  - (d) Any delay in grant of any permissions/ approvals including Occupation Certificate by any of the authorities, any orders passed by courts affecting the development of said Project including said Wing, and/or
  - (e) any other cause beyond the control of the Promoter.

Upon the occurrence of any of the force majeure events as mentioned above, the Date of Hand Over shall stand extended to the extent of delay occasioned thereby and/or attributable thereto.

- 7.4 The Purchaser agrees that the return of the payment mentioned in clause 7.2 above constitutes the Purchaser's sole remedy in such circumstances and the Purchaser foregoes any and all his rights to claim against the Promoter for any specific performance and/or any losses, damages, costs, expenses or liability whatsoever. Upon this Agreement being terminated as stated in Clause 7.2 above, the amounts paid by the Purchaser towards the Purchaser's GST liability only, until the date of termination/cancellation and deposited with the statutory authorities, shall be refunded to the Purchaser without any interest thereon only upon the Promoter receiving corresponding refund/getting credit of the corresponding GST amount paid/ deposited, from the statutory authorities and not otherwise.
- 7.5 The Promoter, upon obtaining the occupation certificate from the Sanctioning Authorities and the payment made by the Purchaser as per this Agreement shall offer in writing the possession of the Premises, to the Purchaser in terms of this Agreement to be taken within 15 (fifteen) days from the date of issue of such notice and the Promoter shall give possession of the Premises to the Purchaser. The Promoter on its behalf shall offer the possession to the Purchaser in writing within 7 (seven) days of receiving the occupation certificate/part-occupation certificate of the said Wing or any part thereof, as the case may be.
- 7.6 The Purchaser shall take possession of the Premises within 15 (fifteen) days of the written notice from the Promoter to the Purchaser intimating that the Premises is ready for use and occupation.
- 7.7 Upon receiving a written intimation from the Promoter as per clause 7.5, the Purchaser shall take possession of the Premises 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 Premises to the Purchaser. In case the Purchaser fails and/or neglects to take possession within the time provided in clause 7.6, the Purchaser shall bear and pay all outgoings and maintenance charges as applicable.
- 7.8 If within a period of 5 (five) years from the date of handing over the Premises to the Purchaser, the Purchaser brings to the notice of the Promoter any structural defect in the Premises or the said Wing or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at its

own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Promoter, compensation as provided under the RERA. It is hereby clarified and the Purchaser hereby agrees and confirms that the liability and obligation of the Promoter shall be limited to rectifying/removing/repairing the structural defect on account of deficiency in workmanship, quality or provision of service as the case may be, and the Promoter shall not be liable for and/or otherwise required to restore and/or compensate the Purchaser for any incidental loss or damage that may be suffered and/or incurred by the Purchaser for and/or in connection with the rectification/repair work carried out by the Promoter as aforesaid. Without prejudice to the generality of the foregoing, the Promoter shall not be required to rectify/repair any painting/finishing work in the Premises and/or rectify/replace/repair damage to any furniture, fixtures, fittings and/or other property that may be damaged/destroyed in connection with the rectification/repair work carried out by the Promoter as aforesaid and/or prior to the carrying out of such rectification/repair work.

- 7.9 The Promoter shall however not be responsible or liable to comply with its obligations stated in clause 7.8, if the defects or provision of services referred therein are on account of and/or attributable to the acts or omissions on the part of the Purchaser or the Society or any other occupant of the said Building (including, but not limited to alterations due to interior work, additions and alterations in plumbing, electrical layout etc.), or due to normal wear and tear.
- 7.10 It is expressly clarified by the Promoter and agreed by the Purchaser that if the Purchaser desires any modification/s in the specification/s and/or provision of certain amenities not meant to be provided to the Purchaser and offers to make payment of the additional charges for such modification and provision to the Promoter in advance and if the Promoter accepts such offer, then the Date of Hand-over shall stand extended by the time required for such modification.

**8. FORMATION OF SOCIETY:**

- 8.1 The Promoter shall form a co-operative society in respect of the said Wing under the Maharashtra Co-operative Societies Act, 1960 in accordance with the provisions contained in RERA (hereinafter referred to as "**the Society**") it being the intent that a separate co-operative society shall be formed in respect of each of the 5 wings of the said Building.
- 8.2 The Purchaser and the purchasers of the other premises in the said Wing shall join in the formation and registration of the Society and for this purpose also from time to time sign and execute the application for registration and/or membership and all the necessary applications,

memorandum, letters, documents and other papers and writings for the purpose of formation and registration of the Society including bye-laws of the Society and duly fill in, sign and return to the Promoter within 7 (seven) days of the same being forwarded by the Promoter to the Purchaser, so as to enable the Promoter to register the Society. No objection shall be taken by the Purchaser if any changes or modifications are made in the draft bye-laws as may be required by the Registrar of Co-operative Societies or any other competent authority.

8.3 The Society shall function as per the rules and regulations framed by the Promoter. All the development potential of the Land including the existing and future FSI and/or TDR to arise in any manner whatsoever shall always stand vested in the Promoter till the execution of the transfer document of the Land in favour of the Apex Body in manner contemplated hereunder.

8.4 (a) The Promoter shall form the Apex Body for the maintenance, upkeep and repair/replacement of the common infrastructural facilities/requirements/conveniences and the common area/s which may ultimately serve all the wings of the said Building as may be finally constructed on the Land. The respective societies of the respective wings shall be the members of such Apex Body. The Apex Body will maintain, repair and/or replace the common infrastructural facilities/utility services like clubhouse, lighting, drainage, watchman cabin/s, storm water drains, surface water drains, etc., which may ultimately serve any such wing/s (the expenses thereof to be borne by them respectively). The Promoter shall execute the Deed of Conveyance, *inter alia*, of the Land in favour of the Apex Body.

(b) The aforesaid Apex Body shall be constituted and function under the guidelines as may be framed by the Promoter.

9. **COMMON AREAS AND RESTRICTED AREAS:**

9.1 It is expressly agreed that the Purchaser shall be entitled to use the common areas and facilities in respect of the said Building and the Land and the usage of the same shall be in common with the purchasers of the other premises in the said Building and the nature, extent and description of such common areas and facilities is set out in the **Fifth Schedule** hereunder written. It is hereby agreed that the Promoter has the exclusive right of allotment of different areas within the Land and the said Building to one or more person/s of its choice. It is hereby agreed that the areas mentioned in the **Fifth Schedule** written hereunder under the heading Common Areas and Facilities only shall be common areas and facilities and the Promoter shall be entitled to declare all other areas as restricted or reserved areas and facilities including those mentioned in the **Sixth Schedule** hereunder written and alienate and dispose of the same in such manner as the Promoter thinks fit and proper.

9.2 The infrastructural facilities/requirements/ conveniences, utility services, etc. proposed to be housed/provided at the said Wing and such utilities/services, if extended to serve/be utilised by any of the other wings in the said Land, as the Promoter may deem fit, shall be utilized by the said Wings in common or partially with the other wings in the Land as the Promoter may deem fit. Similarly, the infrastructural facilities/requirements/ conveniences, utility services, etc. that may be housed/provided in the portions on which other wing/s (that is already constructed and as may be further hereon) would serve/be utilised by the other wings in common or partially with the said Wing as may be decided by the Promoter. The Purchaser shall be entitled to use such infrastructural facilities/requirements/conveniences, utility services, etc. which will serve/ be utilised in common by all the wings (as the Promoter may decide) and the Purchaser agrees to contribute to/reimburse to/deposit with the Promoter, the Purchaser's proportionate share, as may be determined by the Promoter towards the costs for repair, maintenance and replacement of the same.

9.3 The Promoter reserves to itself the unfettered right to the full, free and complete right of way and means of access over, along and under the access roads on the Land, at all times, by day and night, for all purposes, with or without carts, carriages, motor cars, motor cycles, wagons and other vehicles (of all descriptions), laden or unladen, and with or without horses and other animals, and to lay and connect drains, pipes, cables and other amenities necessary for the full and proper use, enjoyment and development of the Land) and/or to shift/vary/re-align/modify the same to another portion of the Land, as may be required by the Promoter.

10. **COVENANTS BY THE PURCHASER:**

10.1 The Purchaser shall use the Premises and every part thereof and permit the same to be used only for the purpose of residence and shall use the Car-parking Space(s) for the purpose of parking the Purchaser's own vehicle.

10.2 The Purchaser agrees not to change the user of the Premises without prior consent in writing of the Promoter, any unauthorised change of user by the Purchaser shall render this Agreement voidable at the option of the Promoter and the Purchaser in that event shall not be entitled to any right arising out of this Agreement.

10.3 The Purchaser agrees and undertakes not to misuse the Car-parking Space(s), the meter room, the refuge area, the elevation features.

10.4 The Purchaser with the intent to bind all persons in whose hands the Premises may from time to time come, doth hereby covenant with the

Promoter as follows -

- (a) to maintain the Premises at the Purchaser's own cost in good tenable repairs and condition from the date possession of the Premises is taken and shall not do or suffer to be done anything in or to the said Wing and/or the said Building, staircase/s or passage/s which may be against the rules, regulations or bye-laws of the concerned local authority or change/alter or make addition in or to the said Wing and/or the said Building or the Premises or part thereof;
- (b) not to affix air conditioner/s at any other place other than at the location earmarked for fixing such units so as not to affect the structure, façade and/or elevation of the said Wing and/or the said Building or any part thereof in any manner whatsoever;
- (c) not to store in the Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy so as to damage the construction of the said Wing and/or the said Building or storing of which goods is objected by the concerned local or other authority and shall not carry or cause to be carried heavy packages whereby upper floors may be damaged or that is likely to damage the staircase, common passage or any other structures of the said Wing and/or the said Building including the entrance thereof. In case any damage is caused to the Premises and/or the said Wing and/or the said Building on account of the negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach (including without limitation, to bear and pay the cost and expense of repair/restoration work of the damage);
- (d) to carry at the Purchaser's own cost all internal repairs to the Premises and maintain it in the same condition, state and order in which it was delivered by the Promoter to the Purchaser and not to do or suffer to be done anything in the Premises and/or the said Building which is in contravention of rules, regulations or bye-laws of the concerned local/public authority or which hampers the overall well-being of the members of the Society and/or the other societies formed in respect of the said Building and/or adversely affects the Land and/or the said Building. In the event of the Purchaser committing any act in contravention of the above provision, the Purchaser alone shall be liable for the consequences thereof;
- (e) not to demolish or cause to be demolished the Premises or any part thereof nor at any time make or cause to be made any addition or alteration of whatsoever nature in or to the Premises or any part thereof nor alter the elevation of the said Building and to keep the portion, sewers, drain pipes in the Premises and appurtenances thereto in good repair and condition so as to

support, shelter and protect other parts of the said Building and not to chisel or in any other manner damage the columns, beams, walls, slabs or RCC part or other structural members in the Premises or the common areas;

- (f) not to shift or alter the position of either the kitchen or the toilets in the Premises which would affect the drainage system of the Premises and/or any part thereof in any manner whatsoever or do, or omit to do, any act which would cause leakage, seepage in the Premises or the flats below or adjacent to the Premises;
- (g) not to do or permit to be done any act which may render void or voidable any insurance of the Land or the said Building or any part thereof or whereby any increase in premium shall be payable in respect of the insurance;
- (h) not to carry out any civil work or repairs, wherein the area or any internal wall is disturbed and/or altered and not to carry any extension of any sort including loft, carrying out of chhaja work, renovations whereby the space used/to be used inside or outside the Premises gets extended;
- (i) not to carry-out any changes or modifications in the Premises, especially grinding, cutting, chiseling, impaling, smashing, breaking or removing of any wall or member, as the said Wing/Building is being constructed by using Aluminum Formwork technology under which all members, walls and floor slabs are cast in RCC in one continuous pour resulting in monolithic structure. Any change or modification to the same is strictly not permissible as it may result in weakening of joints, heavy leakage, endangering the structural stability of the said Wing/Building. The Purchaser shall indemnify and keep harmless at all the times the Promoter and all other occupants of the said Building, of from and against any loss, cost, expenses or damages suffered or sustained by them on account of the breach committed by the Purchaser of this covenant;
- (j) agrees and confirms that all the deposits whether refundable or otherwise or any other amount by whatever name called, pertaining to the common amenities and facilities of the project shall be reimbursed to the Promoter by all the purchasers proportionately upon taking over the possession;
- (k) not to throw dirt, rags, garbage or other refuse or permit the same to be thrown from the Premises in the compound or any portion of the Land and/or the said Building;
- (l) not to hang clothes, garments or any other item or things from the balcony, windows or terrace or any other place appurtenant to the said Wing;
- (m) not to encroach upon or make use of any portion of the said Building not agreed to be acquired by the Purchaser;

- (n) not to enclose flower beds, balconies or any other elevation feature or change the external elevation or colour scheme of the said Building nor of the common areas including lobby and the areas outside the main door of the concerned premises;
- (o) pay to the Promoter within 15 (fifteen) days of demand by the Promoter, the Purchaser's share of security deposit demanded by the concerned local authority or government for giving water, electricity or any other service connection to the said Wing/said Building;
- (p) to bear and pay increase in local taxes, development or betterment charges, water charges, insurance premium and such other levies, if any, which are and which may be imposed by the MCGM and/or government and/or other public authority;
- (q) to bear and pay all works contract tax, swachh bharat cess, krishi kalyan cess, GST and any other cess, charges, dues etc. and such other levies, if any, which may be imposed with respect to the construction on the Land and/or any activity whatsoever related to the Premises and/or in respect of the transaction contemplated under this Agreement, by the MCGM and/or State/Central/ Government and/or public authority from time to time;
- (r) not to let, sub-let, sell, transfer, assign or create any third party rights or part with the Purchaser's interest and/or the benefit factor of this Agreement or part with the possession of the Premises until all the dues payable by the Purchaser to the Promoter under this Agreement are fully paid up and only if the Purchaser has not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Purchaser has intimated the Promoter and obtained its prior consent in writing in that behalf;
- (s) The Purchaser shall observe and perform all the rules and regulations and bye-laws of the Society and the additions, alterations and amendments thereof that may be made from time to time for protection and maintenance of the said Wing and the premises therein and for the performance and observance of building rules, regulations and bye-laws for the time being of the concerned local authority, government or public bodies. The Purchaser shall also observe and perform all the terms and stipulations laid down by the Society regarding occupation and use of the Premises and shall pay outgoings and other charges in accordance with the terms of this Agreement;
- (t) till the management of the said Wing and the said Building is handed over to the Society and the Apex Body respectively, to allow the Promoter, its surveyors and agents at all reasonable



times to enter into or upon the Land to view and examine the state and condition thereof;

- (u) the Purchaser shall not do or suffer to be done anything on the Land or the said Building which would be forbidden or prohibited by the rules of the concerned government authorities. In the event the Purchaser commits any acts or omissions in contravention to the above, the Purchaser alone shall be responsible and liable for all the consequences thereof to concerned authorities, in addition to any penal action taken by the Promoter in that behalf;
- (v) not to change the layout of the Premises;
- (w) not to change the shape and/or size of the windows;
- (x) shall not keep flower pots outside the Premises, including along the window sills; and
- (y) not to change the grills, if any, that are provided by the Promoter in the Premises, and in particular not to fix box-grills under any circumstances.

These covenants shall be binding and operative even after the formation of the Society.

For proper implementation and compliance of all the above conditions, in case the Promoter requires, the Purchaser agrees to sign, execute and deliver relevant declaration cum indemnity duly registered and/or any other lawful assurances as may be asked by the Promoter and deliver it to the Promoter before asking for possession of the Premises from the Promoter.

- 10.5 The Purchaser shall not have, and shall not claim, any right, title and/or interest whatsoever and howsoever arising in respect of the PPL Area (or any part thereof) and the Promoter shall be entitled to handover the PPL Area to the MCGM and extract/avail all benefits, entitlement etc. thereto without any reference to and/or objection by, the Purchaser.
- 10.6 The Purchaser is aware and hereby confirms that the Promoter is retaining full rights for the purpose of providing separate ingress or egress for the PPL Area in the manner it may deemed fit and the Purchaser unequivocally consents/agrees not to raise any objection or dispute regards the same now or at any time in the future.
- 10.7 The Purchaser agrees to grant to the Promoter, all the facilities, assistance and co-operation as the Promoter may reasonably require from time to time even after the Promoter has offered possession of the Premises to the Purchaser, so as to enable the Promoter to complete the scheme of development of the Land. The Promoter shall be entitled to modify, amend, alter, change the lay-out of the Land by changing the alignment, locations, placement of garden, parking area and other

amenities or facilities.

- 10.8 The Purchaser confirms that the Promoter has given full free and complete inspection of documents of title in respect of the Land and the Purchaser confirms that the Purchaser has entered into this Agreement after inspecting all relevant documents and the Purchaser has inspected the Title Certificate issued by Advocate KiranBadgujar, and the Purchaser undertakes not to raise any objection and/or requisition on the title of the Promoter to the Land. Without prejudice to, and in addition to the foregoing, the Purchaser hereby agrees and confirms that prior to the execution of this Agreement, the Purchaser has taken all such steps in investigation of title as the Purchaser has deemed necessary and has fully apprised and satisfied himself regarding the title of the Promoter to the Land as also the Promoter's right to sell the Premises in manner contemplated hereunder and all aspects thereof (including without limitation, as regards the terms and conditions of all development and/or building permissions, and the effect thereof on the Premises and the Purchaser), after seeking all such independent legal and other advice as the Purchaser has deemed necessary, and has unconditionally and unequivocally accepted the title of the Land and the said right of the Promoter, as clear and marketable and free from all reasonable doubts, encumbrances and liens, and the Purchaser shall not seek, and hereby unequivocally and irrevocably waives, any and all legal recourse to or against the Promoter in this regard, including without limitation, under Section 18(2) of RERA.
- 10.9 The Purchaser shall have no claim save and except in respect of the Premises. All other areas including terraces, parking spaces, open spaces, etc. will remain the property of the Promoter until the Land is transferred as herein provided subject to the rights of the Promoter as contained in this Agreement.
- 10.10 In case any tax, levy or imposition becomes payable subsequent to the date of possession of the Premises, the Purchaser shall make payment of the same as and when demanded by the Promoter and there shall be a charge on the Premises and lien automatically earmarked in favour of the Promoter for such unpaid amounts (without prejudice to any other rights that may be available to the Promoter).
- 10.11 The Promoter has informed the Purchaser and the Purchaser is aware and it is expressly agreed that the Purchaser will not claim compensation from any competent authority and/or from the Promoter in respect of inadequate open space, if any, around the said Building.
- 10.12 The Promoter has specifically informed and disclosed to the Purchaser,

and the Purchaser hereby agrees and confirms, that the Purchaser shall be bound by all the undertakings given by the Promoter to various authorities and all the terms, conditions and restrictions contained in the various no objections and permissions (including the IOD, CC and NOC for firefighting) including but not limited to any other matters granted by various authorities with respect to the said Wing and/or the said Building and the Purchaser agrees and confirms to have read, agreed and understood all such undertakings and irrevocably agrees to abide by the same as if the same is being given by the Purchaser himself to the said authorities. The Purchaser hereby agrees to sign, seal execute, register and deliver all kinds and types of Certificate, Affidavit, Declaration, Indemnity, Undertaking, Consents, NOCs, deeds, documents and writings in favour of Promoter and/or the MCGM and/or the concerned authorities, as may be required by the Promoter and/or under any provisions of law, to enable the Promoter to fully avail the benefit of 50% reduction of premium facility on the said Project. The Purchaser hereby agrees to execute undertaking in favour of the MCGM in respect of the open space deficiency as may be required by the Promoter/concerned authority.

10.13 Without prejudice to the generality of the foregoing, the Purchaser hereby agrees and confirms as under:

- (a) The Promoter has informed the Purchaser that the said Building is being constructed with open space deficiency and regarding the concessions availed for deficiency in open space, deficient parking space etc. and the Purchaser shall not object to any development in the neighborhood with deficient open space;
- (b) The Society shall preserve and maintain the following documents after the same are handed over by the Promoter to the Society:
  - (i) Ownership documents
  - (ii) Copies of IOD, CC and subsequent amendments, Occupation Certificate, Building Completion Certificate (if any) and corresponding canvas mounted plans of the said Building;
  - (iii) Copies of soil investigation report;
  - (iv) RCC details and canvas mounted structural drawings of the said Building;
  - (v) Structural stability certificate from licensed Structural Engineer;
  - (vi) Structural Audit reports;
  - (vii) All details of repairs carried out in the said Building;
  - (viii) Supervision certificate issued by licensed site supervisor;
  - (ix) Building Completion Certificate issued by licensed surveyor/architect;
  - (x) NOC and completion certificate issued by CFO; and
  - (xi) Fire safety audit carried out as per the requirement of the

CFO.

- 10.14 The Society shall preserve and maintain the documents referred in clause 10.11(b) above and undertake to carry out necessary repairs/structural audit/fire audit at regular intervals and also present periodical structural audit reports and repair history. The Society shall also from time to time check and carry out fire safety audit as per requirement of Chief Fire Officer through authorized agency of the MCGM.
- 10.15 The Purchaser hereby agrees and confirms that the dry and wet waste generated in the said Building shall be segregated, and the wet garbage shall be treated on the Land by the residents/occupants of the said Building.
- 10.16 The Purchaser agrees that in case the Purchaser is an NRI or non-resident/foreign national of Indian origin/foreign national/foreign company or non-resident, then in that event, the Purchaser shall be solely responsible for complying with the necessary formalities as laid down in the Foreign Exchange Management Act, Reserve Bank of India Act and rules/guidelines made/issued there under and all other applicable laws including that of remittance of payments, acquisition/sale, transfer of immovable properties in India. In case any such permission is refused or subsequently found lacking by any statutory authority, the same shall constitute breach of the terms hereof. In case there is a shortfall in the amount received from the Purchaser while remitting any amounts online on account of currency difference or fluctuation and/or transaction charges levied by the bank/authorized dealer, the Purchaser shall make good the shortfall payment by the due date as any delay beyond the due date shall accrue interest and other consequences as specified herein.
- 10.17 The Promoter has informed the Purchaser, and the Purchaser hereby confirms that the Purchaser is aware and has agreed to purchase the Premises with full knowledge of the following aspects affecting/in respect of the project –
- (a) There are certain court proceedings in respect of the Land which are presently pending, the details of which are mentioned on the MahaRERA website;
  - (b) Neither the Purchaser nor the Society shall claim any compensation, whether in the form of development potential or otherwise, for DP Roads and access roads, constructed or to be constructed by the Promoter in the Land;
  - (c) The development of the Land is being carried out under the scheme contemplated under the Regulation 33(18) of

Development Control and Promotion Regulations for Greater Mumbai, 2034 whereunder the Promoter shall be handing-over and conveying the PPL Area to the MCGM as more particularly hereinabove; and

- 10.18 The Purchaser shall not have any right and the Purchaser shall not in any manner sell, transfer, assign, lease, license and/or alienate and/or deal with or otherwise dispose of in any manner whatsoever, the Premises and/or any part thereof and/or the rights and/or benefits under this Agreement to any person without obtaining the Promoter's prior written consent as specifically provided under this Agreement. This term is one of the fundamental terms and the essence of this Agreement.
- 10.19 If at any time any additional development and/or betterment charges or other levy are or is charged, levied or sought to be recovered by the MCGM/Government and/or any other public authority in respect of the Land or in respect of the said Building, the same shall be borne and paid by all the purchasers of premises in the said Building in proportion to the respective area of their respective premises.
- 10.20 The Promoter shall have a first lien and charge on the Premises agreed to be acquired by the Purchaser in respect of all amount/s (including interest thereon) which become due and payable by the Purchaser to the Promoter (under the provisions of this Agreement) till such time as the said outstanding amounts (including interest thereon) are paid to the Promoter.
11. **OUTGOINGS:**
- 11.1 Within 15 (fifteen) days after notice in writing is given by the Promoter to the Purchaser that the Premises is ready for use and occupation, irrespective of whether possession is taken or not the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Premises) of the outgoings in respect of the Land and the said Building namely local taxes, betterment charges or such other levies by the concerned local authority and/or government sub-station and cable cost water charges, electricity charges, common lights, insurance, repair and salaries of clerks, bill collectors, watchmen, sweepers and all other expenses necessary and incidental to the management and maintenance of the Plot and the said Building. Until the Society is formed and the the said Wing is transferred to the Society and the Land is conveyed in favour of the Apex Body in manner contemplated herein, the Purchaser shall pay to the Promoter such proportionate share of the outgoings as may be determined by the Promoter, from time to time. The Purchaser agrees that till the Purchaser's share is so determined or until otherwise intimated by **the Promoter, the Purchaser**

shall pay to the Promoter provisional monthly contribution of Rs.7992/, per month towards the outgoings regularly on the 7<sup>th</sup> of every month in advance and shall not withhold the same for any reason. The amounts so paid shall not carry any interest and remain with the Promoter until the conveyance of the said Wing in favour of the Society and the conveyance of the Land is executed in favour of the Apex Body in manner contemplated herein. On such conveyance, the aforesaid deposits (less deductions) shall be paid over by the Promoter to the Society or the Apex Body, as the case may be.

- 11.2 The Purchaser shall, on demand and/or before taking possession of the Premises, pay to the Promoter the property taxes, maintenance and other one-time charges mentioned in the **Fourth Schedule** hereunder written (hereinafter referred to as “**the Other Charges**”).
- 11.3 The Other Charges to be collected by the Promoter under Clause 11.2 above shall be further increased by applicable rate of GST as per the applicable law or statute for the time being in force and shall be payable as and when called for by the Promoter but in any case before asking for possession of the Premises.
- 11.4 It is agreed in respect of non-refundable amounts, the Promoter is not liable to render accounts and shall be entitled to retain and appropriate the same to its account.
- 11.5 The Promoter shall render the account in respect of the amounts mentioned at item nos.2 to 7 of the Fourth Schedule hereunder written and the unspent balance, if any, of the amounts mentioned therein shall be transferred to the Society’s account, without any interest on the amounts received from the Purchaser, at the time of handing over the management and charge of the said Wing to the Society. In case of short fall the Purchaser agrees to pay to the Promoter, such additional amount towards Other Charges under such other heads as the Promoter may indicate.
- 11.6 It is clarified that the list of Other Charges mentioned in the **Fourth Schedule** hereunder written is only indicative and not exhaustive and in case of short fall the Purchaser agrees to pay to the Promoter, such additional amount towards Other Charges under such other heads as the Promoter may indicate. It is further clarified that the amount of charges mentioned in the **Fourth Schedule** is only indicative and the Purchaser agrees to pay to the Promoter, such additional/increased charges as the Promoter may indicate.

- 11.7 A corpus fund will be set-up for the repair and maintenance of the said Building and the Common Amenities and Facilities (hereinafter referred to as "**the Corpus Fund**"). The Purchaser hereby covenants with the Promoter that the Purchaser shall pay to the Promoter the amounts more particularly mentioned at item no.1 of Other Charges in the **Fourth Schedule** hereunder written towards the non-refundable contribution to the Corpus Fund. The Promoter shall be entitled to use the Corpus Fund for payments towards the maintenance and/or up-keep of the said Building and common amenities and facilities until formation of the Society and/or Apex Body and transfer of the Corpus Fund by the Promoter to the Society/Apex Body. In case of short fall the Purchaser agrees to pay to the Promoter, such additional amount towards Other Charges under such other heads as the Promoter may indicate;
- 11.8 The Purchaser on or before the Date of Handover or extended Date of Handover, undertakes to deposit with the Promoter an interest free refundable amount, by way of deposit as a security (hereinafter referred to as "**the Fit-out Deposit**") against any damages that may be caused to the said Wing or common amenities and facilities while entering into the Premises whether with or without his furniture, fixtures, equipment and materials etc. and/or during the implementation of the fit-out/interior works in the Premises. This Fit-out Deposit shall be refunded by the Promoter to the Purchaser upon completion of the fit-out/interior works in the Premises by the Purchaser or on completion of 1 (one) year from the date of receipt of Occupation Certificate by the Promoter with respect to the said Wing, whichever is later, subject to no damage being caused to any part of the Premises, the said Wing and common amenities and facilities and subject to no building materials, debris etc. lying on the site. The Promoter shall not be responsible for any kind of loss and/or damage and/or theft in respect of the materials of the Purchaser lying in the Premises. The Purchaser also agrees to the following further conditions, in connection with carrying out fit-out/interior works in the Premises;
- (a) The Purchaser shall be permitted/allowed to commence fit-out/interior works in the Premises after making all payments in pursuance of this transaction/as per this Agreement and after complying with the terms and conditions of this Agreement;
  - (b) Prior to carrying out the fit-out works in the Premises, the Purchaser shall give to the Promoter in writing, the plans and the details of the nature of fit-out/interior works to be carried out for which the Promoter shall issue written permission;
  - (c) The work of fit-out shall be carried out within reasonable and permissible hours, preferably between 9.00 am to 1.00 pm and 3.00 pm to 7.00 pm or at such other hours as may be fixed by the

Promoter in this regard from time to time, so that it does not cause disturbance to the other occupants of the premises in the said Wing/said Building;

- (d) The Promoter shall be entitled to inspect all fit-out/interior works carried out by the Purchaser. In the event the Promoter finds that the nature of fit-out/interior works being executed by the Purchaser is harmful to the Premises, or the other flats in the said Building, or to the structure, façade and/or elevation of the said Building, then the Promoter shall be entitled to stop such fit-out/interior works forthwith and the Purchaser shall not be entitled to dispute or claim any reimbursement from the Promoter for any loss suffered by the Purchaser for such stoppage of fit-out/interior works;
- (e) The Purchaser will ensure that the debris from the fit-out/interior works are to be dumped in an area earmarked for the same and will be cleared by the Purchaser, on a daily basis at no cost to the Promoter and no nuisance or annoyance to the other purchasers. All cost and consequences in this regard will be to the account of the Purchaser. In case if the Purchaser fails or neglects to dump debris from the fit-out/interior works only in the earmarked area and/or remove the said debris as stated above, then the Promoter, may (but not obliged) to do so, entirely at the cost and expense of the Purchaser, and the Purchaser shall reimburse the entire cost and expenses thereof incurred by the Promoter forthwith on demand;
- (f) The Purchaser will further ensure that his contractors and workers during execution of the fit-out/interior works do not dump any material (waste or otherwise) of whatsoever nature either in the toilet, waste water line or soil line or in any other place other than those earmarked for the same, which may block the flow of waste water, thus resulting in perennial choking and leakage in the Premises or the said Building;
- (g) The Purchaser shall ensure that the contractors and workers do not use or spoil the toilets in the Premises or the said Building and shall use only the toilets earmarked by the Promoter for this purpose;
- (h) All materials brought into the Premises or in the compound of the said Building for carrying out fit-out/interior works will be at the sole cost, safety, security and consequence of the Purchaser and the



Promoter will not be held responsible for any loss/theft/damage to the same;

- (i) During the course of carrying out fit-out/interior works, if any workman sustains injuries of whatsoever nature, the same will be insured and taken care of, attended to and treated by the Purchaser at his own cost and that the Promoter will not be held responsible for the same. All liabilities and damages arising out of such injury will be borne and paid by the Purchaser alone;
- (j) During the execution of fit-out/interior works, if any of the Purchaser's contractors / workmen / agents / representatives misbehave or if any of them is found to be in a drunken state and/or found spitting tobacco / pan and/or smoking, the said contractor/ workmen/agent/representative will be removed forthwith and will not be allowed to re-enter the Premises or the said Building again;
- (k) The Purchaser shall extend full cooperation to the Promoter, its agents, contractors to ensure good governance of such works;
- (l) The Purchaser shall ensure that common passages/walkways and any other common areas are not obstructed or damaged during the course of carrying out any fit-out/interior works or thereafter;
- (m) If, any damage, of whatsoever nature (not due to defect in construction as envisaged in clause 7.8 hereinabove), is caused to the exterior of the Premises and/or other units/areas in the said Building or any part thereof by the Purchaser and/or his contractors/workmen/agents/representatives, neither the Promoter nor their contractor(s) will be held responsible for the cost of reinstating or repairing the same and that the Purchaser alone will be responsible for the same and the Purchaser shall indemnify and keep duly indemnified the Promoter in this regard. It being clarified that the Purchaser shall always be solely responsible for any damage within the Premises;
- (n) The Purchaser is aware that the Purchaser shall be required to immediately repair the damage caused by him/his workmen during the implementation of the fit-out/interior work at his cost and expenses. In the event the Purchaser fails to rectify the damage, then in that event, the Purchaser confirms that the Promoter may carry out the rectification works at the Purchaser's costs and expenses and that the Purchaser shall have no objection if the same is deducted/adjusted from the Fit-out Deposit. In the event

of any recovery/adjustment/appropriation from the Fit-out Deposit as stated above by the Promoter, the Purchaser shall immediately reimburse the deficit/shortfall in the Fit-out Deposit so as to maintain the amount of the Fit-out Deposit until it is refunded by the Promoter, subject to terms hereof. The Purchaser further agrees and confirms that unpaid amounts in respect thereto shall be deemed to be unpaid amounts by the Purchaser to the Promoter under this Agreement;

- (o) The Purchaser is aware that the lift/s or elevator/s in the said Wing and/or the Land shall not be available either to the Purchaser or to the Purchaser's contractors/workers during the period of implementation of the fit-out/interior works in the Premises;
- (p) The Purchaser is aware that the water requirement of the Purchaser for the purpose of fit-outs shall not be met by the Promoter;
- (q) The Purchaser is aware that the toilets in the said Wing/said Building shall not be permitted to be used by the Purchaser's workers/contractors;
- (r) The Purchaser shall ensure that the Premises are not occupied for overnight stay by any person(s) whatsoever.

## 12. REPRESENTATIONS AND WARRANTIES OF THEPROMOTER

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

- 12.1 The Promoter has the requisite rights to carry out development upon the Land;
- 12.2 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;
- 12.3 There are no encumbrances upon the Land or the project except those disclosed in the Title Certificate annexed hereto asAnnexure-2,this Agreement and/or the project's MahaRERA Website;
- 12.4 There are no litigations pending before any Court of law with respect to the Land and/or the project except those disclosed on the project's MahaRERA Website;
- 12.5 All approvals, licenses and permits issued by the competent authorities with respect to the project, are valid and subsisting and have been obtained by following due process of law;

- 12.6 The Promoter has the right to enter into this Agreement;
- 12.7 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 Premises which will, in any manner, affect the rights of the Purchaser under this Agreement;
- 12.8 The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the Premises to the Purchaser in the manner contemplated in this Agreement.
13. **FINAL TRANSFER DOCUMENT:**
- 13.1 The Promoter shall within 3 (three) months of receipt of the Occupation Certificate in respect of the said Wing, transfer to the Society the structure of the said Wing(i.e. excluding the 3 (three) level basement, ground floor, common 5 (five) level podium (inclusive of the PPL Area) and the other wings of the said Building) by executing/causing to be executed the necessary deed of conveyance in favour of the Society and such conveyance shall be in keeping with the terms and provisions of this Agreement.
- 13.2 The Deed of Conveyance to be executed in respect of the Land, ground floor (part) and the Common 5 level Podium (excluding the PPL Area) constructed on the Land in favour of the Apex Body shall *inter alia* contain (i) such provisions and covenants as may be necessary for giving effect to the restrictions mentioned herein as well as the restrictions which may be imposed by the Promoter for safeguarding its overall interest *inter alia* in the Land and the unsold premises, and (ii) a covenant by the Purchaser to indemnify and keep indemnified the Promoter against all actions, costs, proceedings, claims and demands in respect of the due observance and performance of the stipulations and restrictions contained herein.
- 13.3 Advocates of the Promoter shall prepare and/or approve the Deed of Conveyance to be executed in favour of the Apex Body and as also the aforesaid Deed of Conveyance in favour of the Society. All costs, charges, expenses including stamp duty, registration charges and expenses in connection with the preparation and execution of the aforesaid deeds of conveyance shall be borne and paid by all the purchasers of the various premises in the said Wing and/or the Society and/or the Apex Body, as the case may be.
- 13.4 Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in law of the Premises or of the Land or any part thereof or of the said Building or any part thereof.

13.5 The Promoter shall, after completing all the phases of the development of the Land and within 3 (three) months from receipt of the full occupation certificate of the last of the societies in respect of all the wings to be constructed on the Land as aforesaid, convey/cause to be conveyed to the Apex Body *inter alia* the Land, and such conveyance shall be in keeping with the terms, and provisions of this Agreement.

**14. PHASEWISE DEVELOPMENT OF THE LAND:**

14.1 The Purchaser acknowledges that the development of the Land shall be in accordance with the scheme for development as may be modified from time to time in phases;

14.2 The Purchaser and the Society shall fully co-operate with the Promoter in the matter of implementation of the scheme for development of the Land and the infrastructure and common amenities and facilities of the Land without creating any obstruction or interference. The Purchaser has been put to the specific notice that during the course of the development there may be (a) a temporary suspension of common amenities and facilities (b) a temporary suspension of services and utilities (c) hardship and inconvenience to the Purchaser and the Society. The Promoter shall not be liable for any loss or damage or be subjected to any civil or criminal proceedings in this behalf.

14.3 It is further agreed that in view of the fact that some of the approvals obtained and to be obtained will be in respect of the development on the Land, the Purchaser and the Society when formed will not commit any breach or default which will result in the validity of the approvals obtained and to be obtained being vitiated.

14.4 The said Wing and other wings and development in the project will have provision to facilitate use/benefit of the infrastructural facilities/conveniences by the purchasers of premises in the said Building and development in the project (including ingress/ egress to and from the parking spaces, lift lobbies, entrance lobbies, etc.) as may be finalised by the Promoter, at its sole discretion (considering that the project is being developed as a composite project to be carried out in phases), in accordance with the applicable rules and regulations.

**15. STAMP DUTY AND REGISTRATION:**

15.1 The Stamp Duty applicable in respect of this Agreement shall be borne and paid by the Promoter, in compliance of the notifications, policies, rules and regulations governing the approval/sanction of the benefit of 50% reduction of premium facility on the said Project. The registration charges towards registration of this Agreement shall also be borne and paid by the Promoter.

- 15.2 All incidental/miscellaneous charges and expenses in respect of this Agreement shall be borne and paid by the Purchaser alone.
- 15.3 The Purchaser shall at his individual cost and expenses, lodge this Agreement before the concerned Sub-Registrar of Assurances within the time prescribed by the Registration Act, 1908 and after due notice in this regard the Promoter shall attend such office and admit the execution thereof.
- 15.4 Apart from the above the Purchaser shall also pay to the Promoter, the Purchaser's share of stamp duty, registration charges and incidental/miscellaneous expenses payable, if any, by the Society on the deed of conveyance of the Land and the said Building in favour of the Society.

16. **INDEMNIFICATION BY THE PURCHASER:**

The Purchaser shall indemnify and keep indemnified the Promoter and hold the Promoter harmless against all actions, claims, demands, proceedings, costs, damages, expenses, losses and liability (including its professional fees in relation thereto) of whatsoever nature incurred or suffered by the Promoter directly or indirectly in connection with: (a) the enforcement of or the preservation of any rights of the Promoter under this Agreement; (b) any breach and/or default by the Purchaser in the performance of any and/or all of his obligations under this Agreement; (c) any injury to any property(ies) or persons(s) or death of person(s); or damage to any property(ies) howsoever arising related to the use and/or occupation of the Premises and directly or indirectly as a result of the negligence, act and/or omission of the Purchaser or his agents, servants, tenants, guests, invitees and/or any person or entity under his control; and (d) the Purchaser's non-compliance with any of the restrictions regarding the use and/or occupation of the Premises.

17. As required under the Notification No.REA.2018/C.R.106/RR-2 dated 6th June 2019, in case the transaction being executed by this Agreement between the Promoter and the Purchaser is facilitated by a Registered Real Estate Agent, all amounts (including taxes) agreed as payable remuneration/fees/charges for services/commission/brokerage to the said Registered Real Estate Agent, shall be paid by the Promoter/Purchaser/both, as the case may be, in accordance with the agreed terms of payment.

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

Wherever in this Agreement it is stipulated that the Purchaser has to make any payment, in common with other purchasers in the project, the same shall be in proportion to the carpet area of the Premises to the total carpet area of all the premises in the project.

19. **ENTIRE AGREEMENT:**

This Agreement along with its schedules and annexures constitute the entire agreement between the parties hereto 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 Premises. The Purchaser confirms that there are no representations, warranties, conditions or collateral agreements, express or implied, written or oral, whether made by the Promoter, any agent, employee or representative of the Promoter or any other person including, without limitation, arising out of any marketing material including sales brochures, models, photographs, videos, illustrations, provided to the Purchaser or made available for the Purchaser's viewing.

20. **RIGHT TO AMEND:**

This Agreement will not be amended, altered or modified except by a written instrument signed by both the parties.

21. **SEVERABILITY:**

If any of the provisions of this Agreement shall be determined to be void or unenforceable under the RERA 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 the RERA 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.

22. **FURTHER ASSURANCES:**

Both parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

23. **NOTICES:**

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

**Dosti Realty Limited**

Address: Lawrence & Mayo House, 1<sup>st</sup> Floor, 276,  
Dr. D.N. Road, Fort, Mumbai 400001.

Notified Email ID: dostieasternbayphase2@dostirealty.com

Name/s of Purchaser:

- 1) **ANJALI SATISH SURYAWANSHI**
- 2) **SATISH RUPCHAND SURYAWANSHI**

Address: PLOT NO.54, MOHADI ROAD, RAVINDRA NAGAR, M.J. COLEEGE, JALGAON - 425 002.

Notified Email ID: satishsuryawanshi0944@gmail.com

It shall be the duty of the Purchaser and the Promoter to inform each other of any change in the above address subsequent to the execution of this Agreement 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 Purchaser, as the case may be.

24. **JOINT PURCHASERS:**

If there is more than one Purchaser named in this Agreement, all obligations hereunder of such Purchaser shall be joint and several and all communications shall be sent by the Promoter to the Purchaser whose name appears first and at the address given by him/her which for all intents and purposes is to be considered as properly served on all the purchasers.

25. **NO WAIVER:**

No failure to exercise or delay in exercising or enforcing any right or remedy under this Agreement shall constitute a waiver thereof and no single or partial exercise or enforcement of any right or remedy under this Agreement shall preclude or restrict the further exercise or enforcement of any such right or remedy.

26. **DISPUTE RESOLUTION:**

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, it shall be referred to the concerned authority as per the provisions of the RERA and the Rules and Regulations, thereunder.

27. **GOVERNING LAW**

27.1 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 Mumbai Courts shall have jurisdiction for this Agreement.

27.2 The Permanent Account Number of the parties is more particularly mentioned in the **Fourth Schedule** hereunder written.

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands the day, month and year first hereinabove written.

### **THE FIRST SCHEDULE REFERRED TO ABOVE**

(Description of the Larger Land)

All that pieces or parcels of freehold vacant lands situated at Antop Hill abutting on Vidyaalankar College Road, Wadala (E), Mumbai – 400 037, bearing Cadastral Survey Nos. 2A/116, admeasuring 10,845.40 square meters or thereabout and Cadastral Survey No. 4/116 admeasuring 1,929.77 square meters or thereabout of Salt Pan Division and another freehold vacant land bearing Cadastral Survey No. 4/356, admeasuring 5891.91 square meters or thereabout, of Matunga Division, aggregating to 18,667.08 square meters or thereabout, in the Registration District and Sub-District of Mumbai City and bounded as follows: -

On or towards the East: By 116 & 1/116 of Salt Pan Division;

On or towards the West: By 355 & 3A/356 of Matunga Division;

On or towards the North: By 2/116 & 9/116 of Salt Pan Division & 355 of Matunga Division;

On or towards the South: By 3/147 of Salt Pan Division.

### **THE SECOND SCHEDULE REFERRED TO ABOVE**

(Description of the Land)

All that pieces or parcels of freehold vacant lands situated at Antop Hill abutting on Vidyaalankar College Road, Wadala (E), Mumbai – 400 037, bearing Cadastral Survey Nos. 2A/116 (pt) and Cadastral Survey No. 4/116 of Salt Pan Division and another freehold vacant land bearing Cadastral Survey No. 4/356 (pt) of Matunga Division, aggregating to 17,733.73 square meters or thereabout, being a part or portion of the Larger Land mentioned in the First Schedule hereinabove, in the Registration District and Sub-District of Mumbai City and bounded as follows: -

On or towards the East: By 116 & 1/116 of Salt Pan Division;

On or towards the West: By 355 & 4/356 of Matunga Division & 2A/116 of Salt Pan Division;

On or towards the North: By 2/116 & 9/116 of Salt Pan Division & 355 of Matunga Division;

On or towards the South: By 3/147 of Salt Pan Division.

### **THE THIRD SCHEDULE REFERRED TO ABOVE**

#### **(WING C - DOSTI WAVE BUILDING)**

All that pieces or parcels of freehold vacant lands situated at Antop Hill abutting on Vidyaalankar College Road, Wadala (E), Mumbai – 400 037, bearing Cadastral Survey Nos. 2A/116(pt) of Salt Pan Division, admeasuring 434.55 square meters or thereabout, in the Registration District and Sub-District of Mumbai City, being a part or portion of the Land mentioned in the Second Schedule hereinabove.



## THE FOURTH SCHEDULE REFERRED TO ABOVE

### (Description of the Premises)

Flat No. **2401** on the **24<sup>th</sup>** Floor, admeasuring **60.38** square meters (equivalent 650 square feet) of carpet area in said Wing of the said building i.e. Dosti Wave Building on land bearing Cadastral Survey Nos. 2A/116(pt) of Salt Pan Division and another freehold vacant land bearing Cadastral Survey No. 4/356(pt) admeasuring in aggregating to 434.55 square meters or thereabout, in the Registration District and Sub-District of Mumbai City and duly registered as part of the "Dosti Eastern Bay - Phase 2" Project, with MahaRERA authority under Certificate bearing no.P51900030769, to be constructed on the land as more particularly described in the **Third Schedule** herein above written.

In addition to the above the Purchaser shall be entitled to use and enjoy on an exclusive basis **1.50** square meters (equivalent to **16** square feet) as utility area and **0** square meters (equivalent to **0** square feet) as balcony (which is appurtenant and attached to the Premises and accessible only from the Premises) and approved in the presently approved plans as Utility Area and Balcony, respectively

### (Description of Car Parking Space)

All that **One (1)** number of Surface Car Parking space for parking of **One (1)** number of car/s on the Podium **4** in the said Dosti Eastern Bay Building to be constructed on the said Land as more particularly described in Second Schedule hereinabove, for a price which is included in the Consideration of the Premises, as mentioned herein below;

### (Consideration)

The total Consideration/ Purchase Price payable by the Purchaser to the Promoter, in respect of the Premises and the Car Parking Space shall be **Rs.2,05,38,000/- (Rupees Two Crore Five Lakh Thirty Eight Thousand Only)**. The said Consideration/ Purchase Price shall be paid by the Purchaser to the Promoter in the following manner, time for such payment being of the essence of contract:

Sr. No.	Milestone	Percentage of total Consideration
1	On or before the execution of this Agreement	10%
2	After execution and registration of the Agreement for Sale	15%
3	On or Before June 2024	25%
4	On or Before July 2024	25%
5	At the time of possession of the Premises	25%
	<b>TOTAL:</b>	<b>100%</b>

Out of above a sum of **Rs. 51,34,500/- (Rupees Fifty One Lakh Thirty Four Thousand Five Hundred Only)** has already become due and payable at the time of execution of this Agreement, out of which the Purchaser has paid a sum of **Rs. 20,53,800/- (Rupees Twenty Lakh Fifty Three Thousand Eight Hundred Only)** on or before execution of this Agreement and agrees to pay the balance sum of **Rs.30,80,700/- (Rupees Thirty Lakh Eighty Thousand Seven Hundred Only)** to the Promoter in the following manner:-

i) **Rs.30,80,700/-** On or before .....

**(Other Charges)**

The total Other Charges payable by Purchaser to Promoter, in respect of the Premises shall be **Rs. 6,24,240/- (Rupees Six Lakh Twenty Four Thousand Two Hundred Forty Only)**, as mentioned below. The said Other Charges shall be paid by the Purchaser to the Promoter on demand in the following manner, time for such payment being of the essence of allotment:

<b>Sr.No.</b>	<b>Description</b>	<b>Category</b>	<b>Amount (Rs)</b>
1.	Corpus Fund for infrastructure & common facilities	Non Refundable	35,000/-
2.	Club Membership Charges (Excluding GST)	Non Refundable & Non Accountable	2,00,000/-
3.	Advance outgoings for 12 months (Excluding Property Tax)	Deposit	95,904/-
4.	Layout Common Areas maintenance charges for 48 months	Deposit	63,936/-
5.	Share of Security Deposit	Deposit	1,25,000/-
6.	Club Outgoings for 24 months (Excluding GST)	Deposit	28,800/-
7.	Share money, application and entrance fee of the Organization or such other larger sum as may be required at the time. (Additional Rs.100/- per person if number of persons exceeds 1)	Deposit	600/-
8.	Furniture Deposit	Deposit	75,000/-
	<b>Total</b>		<b>6,24,240/-</b>

- In addition to above mentioned Other Charges, the Purchaser shall also be liable to pay following Statutory Dues, as may be applicable, viz;
  - i. Stamp Duty and Registration charges on Deed of Conveyance of the Land and Building.
  - ii. Goods and Service Tax (GST) on Purchase Price.
  - iii. Goods and Service Tax (GST) on Other Charges.
  - iv. Property Tax at actuals

- All payments to be made by the Purchaser under this Agreement towards purchase consideration/price as well as towards other charges including taxes, GST, etc., shall be by cheque/demand draft/pay order/any other instrument drawn in favour of “**DRL Dosti Eastern Bay PH 2 Master Escrow A/C**”.

**PAN of the parties hereto;**

**Name as on Pan Card**

**PAN NO.**

Dosti Realty Limited  
(Promoter)

AACCD7714K

- |                                       |                   |
|---------------------------------------|-------------------|
| <b>1) ANJALI SATISH SURYAWANSHI</b>   | <b>AHAPT1096J</b> |
| <b>2) SATISH RUPCHAND SURYAWANSHI</b> | <b>AQNPS2440P</b> |
| (Purchaser/s)                         |                   |

**THE FIFTH SCHEDULE REFERRED TO ABOVE**

(Description of Common Areas and Facilities)

- Recreational Ground
- Entrance Lobby Hall
- Lift and Lift Lobby
- Landing on the Floor
- Common Staircase with mid-landing

**THE SIXTH SCHEDULE REFERRED TO ABOVE**

(Description of Restricted Common Areas and Facilities)

- Club House with Swimming Pool and Fitness Center
- Parking Space
- Overhead Water Tank/s
- Lift Machine Room
- Meter Room
- Fire Control Room

**SIGNED AND DELIVERED** by the )  
Withinnamed “**Promoter**” )  
**DOSTI REALTY LIMITED** )  
through its Authorized Signatory )  
PANKAJ SHAH )  
..... )  
..... )  
in the presence of )  
(1) )  
  
(2) )

**SIGNED AND DELIVERED** by the )  
Withinnamed “**Purchaser/s**” )  
**ANJALI SATISH SURYAWANSHI** )

**SATISH RUPCHAND SURYAWANSHI** )

In the presence of )  
(1) )  
  
(2) )