

AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Navi Mumbai, on this _____ day of _____ 2024.

BETWEEN

M/S. ARIHANT ABODE LIMITED (CIN: U70102MH2009PLC197090) a Company registered under provisions of the Companies Act, 1956, having Permanent Account No. **AAICA0612R** and having its registered office at Arihant Aura, 25th Floor, B-Wing, Plot No.13/1, TTC Industrial Area, Thane-Belapur Road, Turbhe, Navi Mumbai - 400705, through its Director hereinafter referred to as "**THE PROMOTER** (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors/ successor in title, assignors, executors and/or its administrators) of the **ONE PART**;

AND

Mrs. Neelam Baban Kale having Permanent Account No. **ANPPK9424L**, adult Indian Inhabitant, residing at **D-202, Yashraj Complex, Near Gokul Dairy, Sector 16, Kamothe, Panvel, Maharashtra-410206.**, hereinafter referred to as "**THE PURCHASER/PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her heirs, executors, administrators and assigns) of the **OTHER PART**.

1. The Promoter herein is the absolute owner and possessor or otherwise well and sufficiently entitled to all that piece and parcel of the Properties/Lands mentioned herein below situated lying and being at Village Palaspe, Taluka Panvel, District Raigad.

DESCRIPTION OF THE PROPERTY

ALL that piece and parcel of land bearing situated lying and being at Village Palaspe, Taluka Panvel, District - Raigad, within the limits of Grampanchayat - Palaspe, Panchayat Samiti - Panvel, Zilla Parishad - Raigad and within the jurisdiction of Sub-Registrar of Assurances, Panvel, the descriptions of which are enumerated in detail as under. (Hereinafter 'Said Land')

Survey No.	Hissa No.	Area Sq. Mtrs.	Assessment
7	5	150.00	2=63
14	6	1390.00	3=60
14	7	5940.00	12=63
15	1	4250.00	5=94
15	3	530.00	0=59
16	-	4930.00	10=94
18	1A	5080.00	10=00
18	1B	2500.00	5=19
23	3	2660.00	6=25
23	4	2880.00	7=06
24	1A	3030.00	7=51
6	149/1(Old S. No. 6/3, 7/3+4A Pt. Plot No. 1)	2099.00	43=94
6	149/2(Old S. No. 6/3, 7/3+4A Pt. Plot No. 2)	2215.00	46=36
6	149/3(Old S. No. 6/3, 7/3+4A Pt. Plot No. 3)	1747.00	36=56
6	149/4(Old S. No. 6/3, 7/3+4A Pt. Plot No. 4)	2206.00	46=10
6	149/5(Old S. No. 6/3, 7/3+4A Pt. Plot No. 5)	1978.00	41=39
15	150/1(Old S. No. 15/5, 17/3 Plot No. 1)	374.00	6=55
15	150/2(Old S. No. 15/5, 17/3 Plot No. 2)	374.00	6=55
15	150/3(Old S. No. 15/5, 17/3 Plot No. 3)	370.00	6=48
15	150/4(Old S. No. 15/5, 17/3 Plot No. 4)	314.00	5=50
15	150/5(Old S. No. 15/5, 17/3 Plot No. 5)	550.00	9=63
15	150/6(Old S. No. 15/5, 17/3 Plot No. 6)	640.00	11=20
15	150/7(Old S. No. 15/5, 17/3 Plot No. 7)	767.00	13=43
15	153/1(Old S. No. 15/2 Plot No. 1)	4743.00	99=28
15	153/2(Old S. No. 15/2 Plot No. 2)	2438.00	51=03
15	153/3(Old S. No. 15/2 Plot No. 3)	4947.00	104=60
15	153/4(Old S. No. 15/2 Plot No. 4)	3395.00	71=05
15	153/5(Old S. No. 15/2 Plot No. 5)	2989.00	62=57
15	153/6(Old S. No. 15/2 Plot No. 6)	1216.00	25=46
Total		66702	-----

THE BRIEF HISTORY OF THE ABOVE SAID LAND IS AS FOLLOWS:

A) In respect of Property Bearing Survey No. 14, Hissa No. 6, admeasuring 0-13-9 (H-A-P) and Survey No. 14, Hissa No. 7, admeasuring 0-59-4 (H-A-P)

Whereas the above property for the sake of brevity hereinafter referred to as the **“Said Property/Land A”** admeasuring **7330** Sq. Mtrs. with the status of Non-Agricultural purpose.

- I. Whereas Shri. Mehul Jayant Parekh and Shrimati Bina Mehul Parekh through their Power of Attorney holder Shri. Ajay Prabodh Bhuta conveyed the Property/Land A, in favour of (i) Shri. Damji Mekan Nissar; (ii) Smt. Panchiben Damji Nissar; (iii) Shri. Devsi Hansraj Patel; (iv) Shri. Mohanlal Devsi Patel; (v) Shri. Bipin Tulshidas Bhavani; (vi) Shri. Pankaj Lalji Bhavani; (vii) Shri. Manilal Walji Patel; (viii) Shri. Premji Nanji Patel; (ix) Shri. Purshottam Parpya Thakkar; (x) Shri. Chandrakant Ramji Thakkar; (xi) Shri. Dinesh Parpya Thakkar by way of

Sale Deed duly registered with the Sub-Registrar of Assurance Panvel - III vide no.11115/2007 dated 16/11/2007 and the effect of the said Sale Deed is brought on the records of rights as evidenced Vide Mutation Entry no. 3043.

- II. Whereas as the Said Land A was sold, transferred and conveyed by the said (i) Shri. Damji Mekan Nissar; (ii) Smt. Panchiben Damji Nissar; (iii) Shri. Devsi Hansraj Patel; (iv) Shri. Mohanlal Devsi Patel; (v) Shri. Bipin Tulshidas Bhavani; (vi) Shri. Pankaj Lalji Bhavani; (vii) Shri. Manilal Walji Patel; (viii) Shri. Premji Nanji Patel; (ix) Shri. Purshottam Parpya Thakkar; (x) Shri. Chandrakant Ramji Thakkar; (xi) Shri. Dinesh Parpya Thakkar by and way of Sale Deed registered vide document no. PVL3 - 03438 - 2010 dated 06/04/2010 to Shri. Ashok B. Chhajer and the effect of the said Sale Deed is brought on the records of rights as evidenced Vide Mutation Entry no. 3175.
- III. Whereas as the Said Land A was sold, transferred and conveyed by the Shri. Ashok B. Chhajer, by and way of Sale Deed registered vide document no. PVL3 - 2650 - 2013 dated 30/03/2013 to M/s Arihant Abode Limited and the effect of the said Sale Deed is brought on the records of rights as evidenced Vide Mutation Entry no. 3405.

B) In respect of Property Bearing Survey No. 15, Hissa No. 1, admeasuring 0-42-5 (H-A-P) -

Whereas the above property for the sake of brevity hereinafter referred to as the **"Said Property/Land B"** admeasuring **4250** Sq. Mtrs. with the status of Non-Agricultural.

- I. As per the Revenue Records and Mutatin on Entry No. 1240 dated 22/10/1965 under section 32 G of Tenancy Act, rate for the Said Property/ Land was fixed i.e. Rs. 1000/- and the same was paid by 1) Smt. Pramilabai Dhirajmal Gandhi, 2) Shri. Ashok Pritamlal Mehta, 3) Shri. Devendra Babubhai VALIA, 4) Shri. Arunkumar Babubhai Valia, 5) Shri. Sundram Harihar Krishna, hence encumbrance of Mrs. Sharadabai Ganesh Oze was removed from records.
- II. That by an order vide no. TENANCY/KAT-2/TOKAN NO.2779/10 dated 17/02/2011 the Collector Raigad has consented his permission for the sale of the said land.
- III. Whereas as the Said Land B was sold, transferred and conveyed by the said 1) Smt. Pramilabai Dhirajmal Gandhi, 2) Shri. Ashok Pritamlal Mehta, 3) Shri. Devendra Babubhai Valia, 4) Shri. Arunkumar Babubhai VALIA, 5) Shri.

Sundram Harihar Krishna, by and way of Sale Deed vide document no. PVL3 - 01824 - 2011 dated 17/02/2011 to M/s Arihant Abode Limited through its Director Shri. Ashok B. Chhajer and the effect of the said Sale Deed is brought on the records of rights as evidenced Vide Mutation Entry no. 3239.

C) In respect of Property Bearing Survey No. 15, Hissa No. 3, admeasuring 0-05-3 (H-A-P)

Whereas the above property for the sake of brevity hereinafter referred to as the **“Said Property/Land C”** admeasuring **530** Sq. Mtrs. with the status of Non-Agricultural.

- I. Whereas Kanu Dhamba Chorghe died on 30/06/1976 leaving behind his legal heir (i) Shri. Ashok Kanu Chorghe (ii) Smt. Durgabai Kanu Chorghe (iii) Smt. Muktabai Kanu Chorghe and (iv) Smt. Sitabai Ragho Patil and their was mutated in the revenue records as evidenced by the Mutation entry no. 1456.
- II. Whereas Muktabai Kanu Chorghe died leaving behind her legal heir (i) Smt. Durgabai Kanu Chorghe (ii) Smt. Sitabai Ragho Patil and (iii) Shri. Ashok Kanu Chorghe and with their names, name of Smt. Durgabai Kanu Chorghe was mutated in the revenue records as minor guardian of Shri. Ashok Kanu Chorghe as evidenced by the Mutation entry no. 1781.
- III. Whereas Sitabai Ragho Patil executed and registered the Release Deed in favour of (i) Ashok Kanu Chorghe and (ii) Durgabai Kanu Chorghe alias Durgabai Ramdas Thombre, duly registered before Sub-Registrar of assurance, Panvel vide no. Panvel-8418/06 dated 07/11/2006 as evidenced by the Mutation entry no. 2967.
- IV. Whereas Agreement to Sale executed and registered between i) Ashok Kanu Chorghe and (ii) Durgabai Kanu Chorghe alias Durgabai Ramdas Thombre, and M/s Arihant Abode Limited through its Director Shri Ashok B. Chhajer before -Registrar of assurance, Panvel vide no. Panvel 3-8927/10 dated 08/09/2010.
- V. Whereas Power of Attorney executed and registered in favour of M/s Arihant Abode Limited through its Director Shri Ashok B. Chhajer before -Registrar of assurance, Panvel vide no. Panvel 3-8928/10 dated 08/09/2010 by i) Ashok Kanu Chorghe and (ii) Durgabai Kanu Chorghe alias Durgabai Ramdas Thombre.
- VI. That by an order vide no. TENANCY/KAT-2/TOKAN NO.3016/2010, dated 06/01/2011 the Collector Raigad has consented his permission for the sale of the said land.

- VII. Whereas as the Said Land C was sold, transferred and conveyed by i) Ashok Kanu Chorghe and (ii) Durgabai Kanu Chorghe alias Durgabai Ramdas Thombre, by and way of Sale Deed vide document no. PVL 3 - 00876 - 2011 dated 24/01/2011 to M/s Arihant Abode Limited through it's Director Shri Ashok B. Chhajer and the effect of the said Sale Deed is brought on the records of rights as evidenced Vide Mutation Entry no. 3232.

D) In respect of Property Bearing Survey No. 16, Hissa No. 0, admeasuring 0-49-3 (H-A-P)

Whereas the above property for the sake of brevity hereinafter referred to as the **"Said Property/Land D"** admeasuring **4930** Sq. Mtrs. with the status of Non-Agricultural.

- I. Whereas by virtue of revenue mutation no. 3065 dated 04-02-2008 duly confirmed by Circle Officer Ovale on 20-02-2008, the then owners of the plots Shri Ashok L. Wahabi on 20-12-2007 sold the said plots to Shri Moiz Saifuddin Rajkotwala.
- II. Whereas Shri Moiz Saifuddin Rajkotwala by way of Sale Deed duly registered with the Sub-Registrar of Assurance Panvel - III vide no. 03683 - 2010 dated 13/04/2010 sold, transferred and conveyed the said land in favour of Shri Ashok B. Chhajer.
- III. Whereas as the Said Land D was sold, transferred and conveyed by the Shri Ashok B. Chhajer, by and way of Sale Deed vide document no. PVL 3 - 2648 - 2013 dated 30/03/2013 to M/s Arihant Abode Limited through it's Director Shri Ashok B. Chhajer and the effect of the said Sale Deed is brought on the records of rights as evidenced Vide Mutation Entry no. 3404.

E) In respect of Property Bearing Survey No. 18, Hissa No. 1A, admeasuring 0-50-8 (H-A-P)

Whereas the above property for the sake of brevity hereinafter referred to as the **"Said Property/Land E"** admeasuring **5080** Sq. Mtrs. with the status of Non-Agricultural.

- I. Whereas Janu Ganu Chorghe died on 01/10/1985 leaving behind his legal heir (i) Bhagirati Janu Chorghe -Wife and (ii) Dattatrey Janu Chorghe - Son and their was mutated in the revenue records as evidenced by the Mutation entry no. 1904.

- II. Whereas Bhagirati Janu Chorghe died on 28/06/2005 leaving behind her only legal heir Dattatrey Janu Chorghe - Son and his was mutated in the revenue records as evidenced by the Mutation entry no. 2958.
- III. Whereas Agreement to Sale executed and registered between i) Dattatrey Janu Chorghe and M/s Arihant Abode Limited through it's Director Shri Ashok B. Chhajer before -Registrar of assurance, Panvel vide no. Panvel 3-03716/10 dated 13/04/2010.
- IV. Whereas Power of Attorney executed and registered in favour of M/s Arihant Abode Limited through it's Director Shri Ashok B. Chhajer before -Registrar of assurance, Panvel vide no. Panvel 3-03717/10 dated 08/09/2010 by Dattatrey Janu Chorghe.
- V. That by an order vide no. TENANCY/KAT-2/TOKAN NO.2230/2010, dated 06/07/2010 the Collector Raigad has consented his permission for the sale of the said land.
- VI. Whereas as the Said Land E was sold, transferred and conveyed by Dattatrey Janu Chorghe, by and way of Sale Deed vide document no. PVL 3 - 06945 - 2010 dated 15/07/2010 to M/s Arihant Abode Limited through it's Director Shri Ashok B. Chhajer and the effect of the said Sale Deed is brought on the records of rights as evidenced Vide Mutation Entry no. 3198.

F) In respect of Property Bearing Survey No. 18, Hissa No. 1B, admeasuring 0-25-0 (H-A-P)

Whereas the above property for the sake of brevity hereinafter referred to as the "**Said Property/Land F**" admeasuring **2500** Sq. Mtrs. with the status of Non-Agricultural.

- I. Whereas as per Mutation Entry No. 3100 dated 21/07/08 M/s Millenium Land Developers Pvt. Ltd. Through its authorized director Shri Rafique Abdul Malik purchased above land from Sanjay Dashrath Patil by registered Sale Deed which was registered with the Sub-Registrar of Assurance Office Uran at Sr No. 8721-2007 dated 17.12.2007.
- II. Whereas M/s Millenium Land Developers Pvt. Ltd. Through its authorized director Shri Rafique Abdul Malik by way of Sale Deed duly registered with the Sub-Registrar of Assurance Panvel - III vide no. 04357 - 2010 dated 29/04/2010 sold, transferred and conveyed the said land in favour of Shri Ashok B. Chhajer the Vendor herein and that the consideration for the same was paid from the

account of Arihant Abode Limited on behalf of the Vendor who being the Director of Arihant Abode Limited.

- III. Whereas as the Said Land F was sold, transferred and conveyed by the Shri Ashok B. Chhajer, by and way of Sale Deed vide document no. PVL3 - 2646 - 2013 dated 30/03/2013 to M/s Arihant Abode Limited through it's Director Shri Ashok B. Chhajer and the effect of the said Sale Deed is brought on the records of rights as evidenced Vide Mutation Entry no. 3401.

G) In respect of Property Bearing Survey No. 23, Hissa No. 3, admeasuring 0-26-6 (H-A-P)

Whereas the above property for the sake of brevity hereinafter referred to as the **"Said Property/Land G"** admeasuring **2660** Sq. Mtrs. with the status of Non-Agricultural.

- I. Whereas Dhau Katekar died leaving behind his legal heir (i) Laxmibai Dhau Katekar -Wife and (ii) Parvati Dhau Katekar - Daughter and their was mutated in the revenue records as evidenced by the Mutation entry no. 2239.
- II. Whereas name of Hrishchandra Dhau Katekar son of Dhau Katekar was mutated in the revenue records as per Heir ship Certificate as evidenced by the Mutation entry no. 2601.
- III. Whereas Agreement to Sale executed and registered between (i) Parvati Dhau Katekar and (ii) Hrishchandra Dhau Katekar and M/s Arihant Abode Limited through it's Director Shri Ashok B. Chhajer before -Registrar of assurance, Panvel vide no. Panvel 3-4572/10 dated 05/05/2010.
- IV. Whereas Power of Attorney executed and registered in favour of M/s Arihant Abode Limited through it's Director Shri Ashok B. Chhajer before -Registrar of assurance, Panvel vide no. Panvel 3-4573/10 dated 05/05/2010. by i) Parvati Dhau Katekar and (ii) Hrishchandra Dhau Katekar.
- V. That by an order vide no. TENANCY/KAT-2/TOKAN NO.2375/2010, dated 06/01/2011 the Collector Raigad has consented his permission for the sale of the said land.
- VI. Whereas as the Said Land G was sold, transferred and conveyed by i) Parvati Dhau Katekar and (ii) Hrishchandra Dhau Katekar, by and way of Sale Deed vide document no. PVL3 - 00877 - 2011 dated 24/01/2011 to M/s Arihant Abode Limited through it's Director Shri Ashok B. Chhajer and the effect of the said

Sale Deed is brought on the records of rights as evidenced Vide Mutation Entry no. 3231.

H) In respect of Property Bearing Survey No. 23, Hissa No. 4, admeasuring 0-28-8 (H-A-P)

Whereas the above property for the sake of brevity hereinafter referred to as the **"Said Property/Land H"** admeasuring **2880** Sq. Mtrs. with the status of Non-Agricultural.

- I. Whereas the said land was sold, transferred and conveyed by Shri. Chandrakant Arjun Bhoir for himself and as a constituted power of attorney for (i) Draupadi Arjun Bhoir (ii) Jayant Arjun Bhoir, (iii) Jagdish Arjun Bhoir and (iv) Leela Bharat Bhagat by taking prior sale permission from the Sub Divisional Officer - Panvel vide no. TNC/MR/950/95 dated 29/11/1995 to Shri. Mishrilal Hasmukh Bhangdiya by Sale Deed dated 18/01/1996 and hence the name of Shri. Mishrilal Hasmukh Bhangdiya was taken on record of rights as evidenced by mutation entry no. 3036.
- II. Whereas Shri. Mishrimal Hasmukh Bhangdiya by way of Sale Deed duly registered with the Sub-Registrar of Assurance Panvel - III vide no. 07354 - 2010 dated 27/07/2010 sold, transferred and conveyed the said land in favour of Shri Ashok B. Chhajer the Vendor herein and that the consideration for the same was paid from the account of Arihant Abode Limited on behalf of the Vendor who being the Director of Arihant Abode Limited.
- III. Whereas as the Said Land H was sold, transferred and conveyed by the Shri. Ashok B. Chhajer, by and way of Sale Deed vide document no. PVL 3 - 2647 - 2013 dated 30/03/2013 to M/s Arihant Abode Limited through it's Director Shri. Ashok B. Chhajer and the effect of the said Sale Deed is brought on the records of rights as evidenced Vide Mutation Entry no. 3403.

I) In respect of Property Bearing Survey No. 24, Hissa No. 1A, admeasuring 0-30-3 (H-A-P)

Whereas the above property for the sake of brevity hereinafter referred to as the **"Said Property/Land I"** admeasuring **3030** Sq. Mtrs. with the status of Non-Agricultural.

- I. Whereas as per Mutation Entry no.3101 dated 25-7-2008 M/s Millenium Land Developers Pvt. Ltd. Through its authorized director Shri. Rafique Abdul Malik

purchased above land from 1.Janani Gopal Amin 2.Jagdish Laxman Mamadapur by registered Sale Deed which was lodge at Sub-Registrar Office Uran at Sr. No. 4871-2008 dated 20.6.08.

- II. Whereas M/s Millenium Land Developers Pvt. Ltd. Through its authorized director Shri. Rafique Abdul Malik by way of Sale Deed duly registered with the Sub-Registrar of Assurance Panvel - III vide no. 04356 - 2010 dated 2904/2010 sold, transferred and conveyed the said land in favour of Shri. Ashok B. Chhajer the Vendor herein and that the consideration for the same was paid from the account of Arihant Abode Limited on behalf of the Vendor who being the Director of Arihant Abode Limited.
- III. Whereas the said land was converted to Non Agricultural use by the order of Collector - Raigad District vide his order no. Mah. Govt./L.N.A.1(B)/ S.R.50/2012 dated 30/01/2013.
- IV. Whereas as the Said Land I was sold, transferred and conveyed by the Shri. Ashok B. Chhajer, by and way of Sale Deed vide document no. PVL3 - 2649 - 2013 dated 30/03/2013 to M/s Arihant Abode Limited through it's Director Shri Ashok B. Chhajer and the effect of the said Sale Deed is brought on the records of rights as evidenced Vide Mutation Entry no. 3402.

J) In respect of Property Bearing following Survey No's :

Survey No.	Plot No.	Area in Sq. Mtrs	Assessment Rs=Ps.
149 6/3 ,7/3 +4A (Old)	1	2099.00	43=94
149 6/3, 7/3 +4A (Old)	2	2215.00	46=36
149 6/3, 7/3 +4A (Old)	3	1747.00	36=56
149 6/3, 7/3 +4A (Old)	4	2206.00	46=17
149 6/3, 7/3 +4A (Old)	Road Plot	1978.00	41=39
		Total Area =10245 Sq. Mtrs.	

The above property hereinafter referred to as the “**Property 1**” admeasuring **10245** Sq. Mtrs. with the status of Non-Agricultural use.

Survey No.	Hissa No.	Plot No.	Area in Sq. Yards (Var)	Assessment Rs=Ps.
15	2	1	4743.00	99=28
15	2	2	2438.00	51=03
15	2	3	4947.00	104=60
15	2	4	3395.00	71=05
15	2	5	2989.00	62=57
15	2	6 (Road)	1216.00	25=46
			Total Area = 19728 Sq. Mtrs.	

The above property hereinafter referred to as the “**Property 2**” admeasuring **19728** Sq. Mtrs. with the status of Non-Agricultural use.

Survey No.	Hissa No.	Area H - R	Assessment Rs=Ps.
7	5	0-01-5	2=63
		Total Area = 150 Sq. Mtrs.	

The above property hereinafter referred to as the “**Property 3**” admeasuring **150** Sq. Mtrs. with the status of Non-Agricultural use.

Whereas for the sake of brevity the Property 1, Property 2 and Property 3, is hereinafter together referred to as the “**Said Property/Land J**” admeasuring **30123** Sq. Mtrs.

- I. By the Deed of Conveyance dated 25/06/2007 vide no. 5133/2007 duly registered with the registrar of sub-assurance Panvel - I, (i) Shri. Hemant Kuntilal Muthiyan as partner for Land and Farm Development Corporation, himself and as Legal heirs/successor of Late Shri. Kuntilal Chandmal Muthiyan and H.U.F. Karta for Shri. Kuntilal Chandmal Muthiyan and Power of Attorney Holder for Shri. Arvind Prabhakar Samarth residing at Mumbai; (ii) Smt. Lata Kuntilal Muthiyan as Legal heirs/successor for Late Shri. Kuntilal Chandmal Muthiyan residing at Mumbai; (iii) Shri. Ajit Ramniklal Doshi for himself and Shri. Ajit Ramniklal Doshi H.U.F. Karta and as Trustee for Shri. Ashok Doshi Family Trust and Power of Attorney Holder for

Shri. Apurva Ajay Doshi and Shri. Mahendra Ramniklal Doshi; (iv) Shri. Rakesh Dalchand Choudhary for himself and Power of Attorney Holder for Shri. Mukesh Dalchand Choudhary and (v) Shri. Vikram Dhirajlal Sanghvi for himself and Power of Attorney Holder for a) Shri. Kirit Ratilal Ghandhi b) Shri. Praveen Ratilal Ghandhi c) Smt. Nirupama Gorang Sanghvi d) Shri. Mrugnik Dhirajlal Sanghvi all residing at Mumbai conveyed the said survey No. 15/2 property absolutely to M/s Millennium Land Developers Pvt. Ltd. Through its authorized director on behalf of the company Shri Nizarali Kasambhai Jiwani Residing at 303, Kalpataru Garden, Boat Club, Pune.

- II. Whereas as the Said Land J was sold, transferred and conveyed by the said M/s Millennium Land Developers Pvt. Ltd. Through its authorized director on behalf of the company Shri. Nizarali Kasambhai Jiwani, by and way of Sale Deed vide document no. PVL3 - 06946 - 2010 dated 15/07/2010 to M/s Arihant Abode Limited through it's Director Shri. Ashok B. Chhajer and the effect of the said Sale Deed is brought on the records of rights as evidenced Vide Mutation Entry no. 3199.

K) In respect of Property Bearing following Survey No's :

Survey No.	Hissa No.	Plot No.	Area	Assessment Rs=Ps.
150 (15/5 + 17/3 Old S.No.)	1	1	374 Sq. M.	6=55
	2	2	374 Sq. M.	6=55
	3	3	370 Sq. M.	4=48
	4	4	314 Sq. M.	5=50
	5	5	550 Sq. M.	9=63
	6	6	640 Sq. M.	11=20
	7	7 (Road)	767 Sq. M.	13=43
			----- Total = 3389 Sq. Mtrs.	

Whereas the above property for the sake of brevity hereinafter referred to as the **"Said Property/Land K"** admeasuring **3329** Sq. Mtrs. with the status of Non-Agricultural.

- I. Whereas by virtue of revenue mutation no. 3064 dated 04-02-2008 duly confirmed by Circle Officer Ovale on 20-02-2008, the then owners of the plots Shri. Ashok L. Wahabi on 20-12-2007 sold the said plots to the Shri. Moiz Saifuddin Rajkotwala at and for a consideration of Rs.16,94,500/-. Since then the said Plots are owned absolutely and possessed by the Shri. Moiz Saifuddin Rajkotwala.

- II. Whereas as the Said Land K was sold, transferred and conveyed by the said Shri. Moiz Saifuddin Rajkotwala, by and way of Sale Deed vide document no. PVL3 - 03682 - 2010 dated 13/04/2010 to M/s Arihant Abode Limited through it's Director Shri. Ashok B. Chhajer and the effect of the said Sale Deed is brought on the records of rights as evidenced Vide Mutation Entry no. 3179.

The above properties **A to K** for the sake of brevity hereinafter referred to as the **"Said Property/Land/Plot"** admeasuring **66702** square meters with the status of Non-Agricultural use.

- 2) **AND WHEREAS**, the project is a PPP (Public Private Partnership) project under the policy of Rental Hosing Scheme by Mumbai Metropolitan Region Development Authority (MMRDA) of Government of Maharashtra bearing Order No. TPS-1208/MMR/CR-389/08/UD-12, dated 26-11-2008, under the scheme "1" FSI of constructed buildings along with 25% of land admeasuring area **13579.05 square meter** is to be handed over to Mumbai Metropolitan Region Development Authority (MMRDA) at free of cost in lieu of incentive Sale Component FSI, Amenity land admeasuring area **9585.78 square meter** is to be handed over to Government Authorities, area acquired under road is admeasuring area **2800 square meter** and the balance Sale Component land admeasuring area (Incentive) is **40737.16 square meter**. The Saleable (Incentive) FSI is to be released in portion tagged with the rental building construction stages as per their regulations, notifications and various circulars in relation to the Rental Housing Scheme

The Description of Sale Component Land/ Property

Survey No.	Hissa No.
7	5
14	7
15	1
15	3
16	-
18	1A
18	1B
23	3
23	4
6	149/1(Old S. No. 6/3, 7/3+4A Pt. Plot No. 1)
6	149/2(Old S. No. 6/3, 7/3+4A Pt. Plot No. 2)
6	149/3(Old S. No. 6/3, 7/3+4A Pt. Plot No. 3)
6	149/4(Old S. No. 6/3, 7/3+4A Pt. Plot No. 4)
6	149/5(Old S. No. 6/3, 7/3+4A Pt. Plot No. 5)
15	150/1(Old S. No. 15/5, 17/3 Plot No. 1)
15	150/2(Old S. No. 15/5, 17/3 Plot No. 2)
15	150/3(Old S. No. 15/5, 17/3 Plot No. 3)
15	150/4(Old S. No. 15/5, 17/3 Plot No. 4)
15	150/5(Old S. No. 15/5, 17/3 Plot No. 5)
15	150/6(Old S. No. 15/5, 17/3 Plot No. 6)
15	150/7(Old S. No. 15/5, 17/3 Plot No. 7)
15	153/1(Old S. No. 15/2 Plot No. 1)
15	153/2(Old S. No. 15/2 Plot No. 2)
15	153/3(Old S. No. 15/2 Plot No. 3)
15	153/4(Old S. No. 15/2 Plot No. 4)
15	153/5(Old S. No. 15/2 Plot No. 5)
15	153/6(Old S. No. 15/2 Plot No. 6)

- 3) **AND WHEREAS**, The Collector of Raigad, Alibagh vide order no. Mah. Govt./L.N.A.1(B)/ S.R. 50/2012 dated 30-01-2013 has granted N.A. Permission for residential purpose to the promoter herein and also approved the plans for construction in respect of the said land.
- 4) **AND WHEREAS** The Associate Planner (NAINA) CIDCO vide order no. CIDCO / NAINA / PANVEL / Palaspe / BP-06 / CC / 2017 / 770, dated 16-10-2017 had granted Commencement Certificate/Building Permit under Sec. 45 of Maharashtra Regional and Town Planning Act. 1966, in respect of said land.
- 5) **AND WHEREAS**, The Associate Planner (NAINA) CIDCO vide order no. CIDCO / NAINA / PANVEL / Palaspe / BP-00006 / ACC / 2022/ 0163, dated 23-02-2022 had granted Amended Commencement Certificate/ Building Permit under Sec. 45 of Maharashtra Regional and Town Planning Act. 1966, in respect of said land.

The Copies of 7/12 Revenue Extract of said Land is attached herein as '**ANNEXURE A 1 to A 27**'.

- 6) **AND WHEREAS** the Promoter have decided to construct on said land project comprising of residential cum commercial building(s) which shall be known as **"ARIHANT ASPIRE PHASE II"** consisting of all phases of construction of said Land.
- 7) **AND WHEREAS**, The Promoter has appointed an Architect namely Concept Design Cell registered with the Council of Architects.
- 8) **AND WHEREAS**, the plans, designs and specifications for constructing the building on the said land are approved by the CIDCO (NAINA) and granted Amended Commencement Certificate vide No. CIDCO/NAINA/Panvel/Palspe/BP-00006/ACC/2023/0345 dated 16-03-2023, in respect thereof is annexed hereto as **'ANNEXURE B'**.
- 9) **AND WHEREAS**, the construction and development of the said Sale Component Land (Incentive) totally admeasuring **40737.16 square meters** (master layout land area of all phases if any;) is proposed to be done in phase wise manner, if any; on the proportion of total land as shown in the layout annexed at **'ANNEXURE C'** herewith by the promoter. The project shall consist of 1 no. of building which consist Residential -3 Basement plus Ground (Shopping plus Stilt Parking) 43 Upper Residential floors , Commercial Shopping at Ground floor to be built on **28610.100 square meters** Residential cum Commercial Building, hereinafter referred as **"the said Project"**.
- 10) **AND WHEREAS**, The Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and The Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.
- 11) **AND WHEREAS**, The Promoter has registered the Project under the applicable provisions of the Act with the Real Estate Regulatory Authority at Mumbai no. **P52000050712** authenticated copy is attached in **'ANNEXURE D'**.
- 12) **AND WHEREAS** the authenticated copies of Certificate of Title issued by the attorney at Law or advocate is hereto annexed as **'ANNEXURE E'**.
- 13) **AND WHEREAS** the Purchaser is desirous to purchase a Flat bearing **3903** on the **39th Floor** of the building called **"Galenia"** (hereinafter referred to as **"the said Building"**), to be constructed in the said project by the promoter, totally admeasuring about **73.02 sq. mtr.** Carpet Area. The "carpet area" shall mean the net usable floor area of an apartment, enclosed balcony excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said unit for exclusive use of the Purchaser or verandah area and exclusive open

terrace area projection as weather sheds, flowerbeds, architecture projections appurtenant to the said unit or exclusive use of the Purchaser, but includes the area covered by the internal partition walls of the apartment, cupboards, RCC column and RCC internal wall if any.

- 14) **AND WHEREAS**, The purchaser demanded from the Promoter and the Promoter has given to the purchaser inspection of all the documents of title relating to the said Project and the plans, designs and specifications prepared by the Architect and all such other documents as are specified under The Real Estate (Regulation and Development) Act, 2016 and Maharashtra Real Estate (Regulation and Development) Rules, 2017 and the Regulations made thereunder, hereinafter referred to as "**the said Act**" and has satisfied himself/herself about the title of the Promoter to the said plot and its right to develop the same. The purchaser hereby declares that he/she has satisfied himself / herself about the title of the Promoter to the said plot and declares that he/she shall not be entitled to raise any objection or requisition regarding the same or any matter relating to the title or otherwise whatsoever.
- 15) **AND WHEREAS**, the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

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

1. The Promoter shall construct the buildings of said project on the said land/property in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time including variations or modifications, alteration or addition as required by any Government authorities or due to change in law.
2. The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser on basis of carpet area Apartment No.3903 of the type 3 BHK of carpet area admeasuring 73.02 sq. mtr. on 39th Floor in the building "Galenia" wing (Apartment/Flat/unit), of the said project, as shown in the Floor plan hereto annexed and marked as 'ANNEXURE F' for the consideration of **Rs.11100000/- (Rupees One Crore Eleven Lakh Only)** which includes Rs.100 per square meters being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and

description of the common areas and facilities which are more particularly described in the Layout Annexed herewith. The payments shall be due on average basis of work being carried out in relation to the entire building and not in relation to a particular flat's stage of construction.

3. The Promoter hereby agrees to allot the purchaser **Nil** covered parking spaces in the layout. In the case of allotment the allocation of the parking shall be done at the time of possession with identified location and space. The purchaser is aware that the Car Parking will not be provided as in the manner of 1:1 ratio for each and every flats/units in building and in the project and undertakes not to raise any objection in that regard in Future.
4. The Purchaser has paid on or before execution of this agreement a sum of **Rs.793980/- (Rupees Seven Lakh Ninety Three Thousand Nine Hundred Eighty Only)** as advance payment or application fee and hereby agrees to pay to that Promoter and the balance amount of **Rs.10306020/- (Rupees One Crore Three Lakh Six Thousand Twenty Only)** in the manner as provided in 'Schedule of Payments' annexed herein as **Schedule I**.
5. The Total Price/consideration above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Goods and Service Tax, applicable taxes and Cess or any other similar Central Government, State Government, Municipal Corporation, Local body and Gram Panchayat taxes which may be levied, in connection with the construction of and carrying out the Project) up to the date of handing over the possession of the Apartment/Plot shall be paid by Purchaser by a separate Cheque/DD/electronic payment as and when called upon by the Promoter to do so.
6. The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, cost, or levies imposed by the competent authorities etc., The Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments, unless the said notification/order/rule/regulation published/issued has a retrospective effect.

7. The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Purchaser by discounting such early payments @ 6% per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Purchaser by The Promoter.
8. The Promoter shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Purchaser within thirty days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchaser. If there is any increase in the carpet area allotted to Purchaser, The Promoter shall demand additional amount from the Purchaser as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 2 of this Agreement on prorata basis.
9. The Purchaser authorizes the Promoter to adjust/appropriate all payments made by him/her first under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Purchaser undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.
10. The Purchaser shall pay to the Promoter all the amounts as mentioned herein at the time and in the manner in the name and style as **“ARIHANT ABODE LIMITED COLLECTION A/C. NO. 57500001216391, HDFC BANK LTD., VASHI BRANCH, NAVI MUMBAI”**, as per the **Schedule I** Annexed here with.
11. The notice refereed in the preceding clause will be served by the Promoter to the Purchaser under Postal Services / Courier or email at the address specified below and such notice so served shall be considered sufficient discharge by **“THE PROMOTER”**. For this purpose the name and address of the Purchaser are set out below:

Name: Mrs. Neelam Baban Kale
Address: D-202, Yashraj Complex, Near Gokul Dairy,
Sector 16, Kamothe, Panvel, Maharashtra-410206.
Email id: vaishnaviikale@gmail.com;

12. The said project consist of recreation open space if any; is a common part of the bigger layout consisting of other phases if any; proposed to be developed by promoter in and shall be handed over on completion of all phases to the Apex body or Federation of Society. The Purchaser shall be restricted only up to the use of common space till the completion of the total project's all phases if any;. The drive ways and internal roads passing through the said project to other phases shall not be obstructed and be allowed for all purpose including construction activities and construction vehicles and machineries.
13. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Purchaser, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.
14. The Promoters herein shall complete the construction of the said unit in all respects on or before 31st December 2030 provided that the Purchaser shall have made payments of the installments towards the purchase price of the said unit and other charges mentioned in this agreement without delay at times stipulated for payments thereof. If the Promoter fails to abide by the time schedule for completing the project and handing over the Unit to the Purchaser, the Promoter agrees to pay to the Purchaser who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Purchaser, for every month of delay, till the handing over of the possession. The Purchaser agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Purchaser to the Promoter under the terms of this Agreement from the date the said amount is payable by the Purchaser to the Promoter
15. If the Promoter fails or neglects to give possession of the Apartment to the Purchaser on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Purchaser the amounts already received by him in respect of the Apartment

with interest at the same rate as may mentioned in the clause herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

16. Provided that the Promoters shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of-
 - i) war, civil commotion or act of God;
 - ii) any notice, order, rule, notification of the government and/or other public or competent authority/court.
17. After completion of construction in all respects of the accommodation, the Promoter herein shall inform in writing to the Purchaser/s that the said unit is ready for use and occupation and on receipt of such letter the Purchaser/s shall inspect the said unit in all respects and get satisfied himself about the quality etc. of the said unit. After Purchaser/s is/are satisfied herself/himself/themselves as aforesaid, at his /her /their request, the Promoters herein shall give possession of the said unit to the Purchaser/s. Taking of possession of the flat by the Purchaser after completing all the formalities such as, full and final payment, giving indemnity, possession receipt etc., shall mean that he/she/they is/are fully satisfied about all aspects of the flat and that, he has waived all his complaints etc., if any.
18. The Purchaser shall pay all necessary amounts, advances, deposits, VAT, Goods and Service tax and other dues under this agreement and take possession of the said unit within 7 days from the Promoters giving written notice to the Purchaser/s intimating that the said unit is ready for use and occupation. In the event of failure on the part of the Purchaser to pay all amounts due and take possession of the said unit, the Promoter shall be entitled, without prejudice to any other remedy available under this agreement or any enactment or law, and after giving a prior notice of 15days, to terminate the said agreement and sell the said unit to any other person entirely at the risk as to cost and consequences of the Purchaser.
19. Even upon delivery of possession of the Said unit to the purchaser herein, the Promoters shall be entitled, without any permission from the Flat Purchaser or organization of unit holders to carry out the balance construction activities upon the Said Property or upon the amalgamated layout of the Said Property and the adjacent property and for that purpose to provide accesses, spaces etc. through

the Said Property for the adjacent unit occupants.

20. Before delivery of possession of the said unit the flat Purchaser shall satisfy himself about the correctness of the area of the said unit and about the quality of construction work and specifications and amenities provided. After delivery of the possession of the said unit, the flat Purchaser shall not be entitled to make any complaint thereof and all the rights regarding the same shall be deemed to have been waived.
21. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land and Promoter has planned to utilize Floor Space Index of 6.4 and ancillary Floor Space Index by availing of TDR, Ancillary FSI or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 6.4 as proposed to be utilized by him on the project land in the said Project and Purchaser has agreed to purchase the said unit based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.
22. Without prejudice to the right of promoter to charge interest at the rate of Highest MCLR of State Bank of India plus 2% per annum calculated and compounded on monthly basis and the delayed payment on GST amount shall be calculated at the rate of 24% per annum as specified and modified from time to time under The Real Estate (Regulation and Development) Act, 2016 and Maharashtra Real Estate (Regulation and Development) Rules, 2017 and the Regulations made thereunder, hereinafter referred to as "the said Act" in sub clause 2 above, on the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser committing three defaults of payment of installments, the Promoter shall be entitled to terminate this Agreement at their own option, with a notice period of 15 days, in which event 10% of the total aggregate consideration amount shall stand forfeited and /or deducted in addition to the delayed payment charges payable

by the purchaser to the promoter up to the termination/cancellation date. All taxes paid till the date of cancellation/termination will not be reimbursed by the Promoter to the Purchaser herein. The Promoter shall however on such termination refund to the Purchaser the balance amount without any interest, if any after deducting the delayed payment charges and any losses from the amounts which may till they have been paid by the Purchaser to the Promoter within 30 days from such termination and on termination thereof the Promoter shall be at liberty to dispose off and sell the said premises to such person or persons at such price as the Promoter may in its absolute discretion think fit and the Purchaser shall not be entitled to question such sale or to claim any amount whatsoever from the Promoter.

23. The Purchaser hereby agrees that the restating of accounts will be done each month. The statement of accounts shall be prepared. From all the total receipts, the indirect taxes, Goods and Service Tax, Service Tax, shall be deducted. The delayed payment charges shall be adjusted and the balance shall be taken as part towards the consideration of flat purchased.
24. The Promoter at his discretion and on request of the Purchaser, may retract his notice of termination as stated in para 22 above. In such event, the terms and conditions of this agreement shall survive and shall be valid and subsisting for all purpose. Further on such retraction by the Promoter, the purchaser agrees to pay an increased regularization fees to be calculated @ 10% of total aggregate consideration amount payable under this agreement plus applicable taxes to be paid upfront on the day of regularizing to continue the agreement with same terms and conditions as stated in this agreement. This fee will be treated as separate amounts from the total aggregate consideration amount.
25. Provided further that the Purchaser hereby agrees, if for any reason, whether within or outside our control, the whole or part of the project is abandoned, no claim will be preferred except that the money received by the Promoter under this agreement towards consideration except taxes will be refunded without any interest within 30 days from such intimation of abandoning the project.
26. Provided further if in any event, the Purchaser desires to cancel booking / allotment of the premises made in favor of the Purchaser. The Purchaser agrees to the Promoter by way of damages, which is calculated to be 20% of the total aggregate consideration amount of flat/unit and that the Promoter shall be entitled to deduct and /or forfeit the same from the total payments received

excluding taxes and shall refund the balance amount after deduction to the Purchaser within 30 days from date of acceptance of such cancellation. This 20% shall be treated as forfeited amounts and the purchaser shall never claim of the same in future

27. It is expressly agreed that the said unit shall contain specifications, fixtures, fittings, and amenities as mentioned below (hereinafter referred to as the **“said Internal Amenities”**) and the Purchaser/s confirm/s that the Promoter shall not be liable to provide any other additional specifications fixtures, fittings, and amenities in the said unit. It is specifically agreed between the Parties hereto that the Developers shall have the right to change/substitute the said Internal Amenities in the event that there is any uncertainty about the availability thereof, either in terms of quantity and/or quality and/or for any other reason beyond the control of the Promoter. If any change as aforesaid becomes necessary, the Promoter shall be entitled to choose the substitutes and/or alternatives thereof in its absolute discretion to enable the Promoter to offer possession of the said unit on the specified date. The Promoter shall however try to ensure that such substitutes and/or alternatives are similar to the amenities as hereunder agreed, in quality and quantity, as far as may be reasonably possible. The Purchaser/s agree/s not to claim any rebate and/or discount and/or concession in the consideration on account of such change/substitution:
- a. Vitrified tiles in all rooms. (material Purchase rate of Rs 30 per sft)
 - b. Granite top kitchen platform with full glazed tiles above platform. (granite of 100 rs per sft and wall tile of 30 rs per sft)
 - c. Waterproof doors for bathrooms. (2500 per door)
 - d. Full tiles in all toilets. (wall tiles of 30 rs per sft)
 - e. Tap fittings (5000/- per toilet), sanitary ware (5000/- per toilet)
 - f. Aluminium sliding windows. (Rs 125/- per sft)
 - g. Marble frames on bathroom - doors. (2700 per frame)
 - h. Internal flats painted with OBD. (15 per sft including paint & punning)
28. If within a period of five years from the date of inviting/offering/calling for possession of the said unit by the promoter, the Purchaser brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated then, wherever possible, such defects shall be rectified by the Promoter at his own cost, subject to there is no addition and/or

alteration done by the Members/Purchaser to the building and unit/apartment handed over by the Promoter and the said building and apartment is in as is where is the condition. In case of any defects on account of workmanship, quality or provision of service the purchaser shall point out the same on inspection of the said unit before taking the possession and the Promoter shall rectify it to the possible extent. In case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the act.

29. The purchaser along with other purchasers in the said building shall join in forming and registering the Association of Apartment Owners/ Co- Operative Housing Society / Company to be known by such name as the promoter may decide and for this purpose also from time to time sign and execute the application for registration and /or membership/and or other paper sand documents necessary for the formation and registration of the Company/Society/Association and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Purchaser , so as to enable the promoter to register the common organization of Purchaser . No objection shall be taken by the Purchaser if any, changes or modification are made in the draft bye-laws, or the Memorandum and /or Articles of Association, as may be required by the registrar of Cooperative Societies or the Registrar of Companies, as the case may be, or any other competent authority
30. The Promoter shall within three months of registration of the Society/ Association / Company, as aforesaid cause to be transferred to the society / Association/Company all the right title and the interest of the Promoter and /or the owners in the structure of the Building or wing in which the said Apartment/ building/ wing is situated, subject to occupancy certificate being obtained, completion of construction has taken place or 51% possession of Flats are taken by Purchasers and society is registered .
31. The Promoter shall within three months of registration of the Federation Apex body of the societies or Company, be transferred to the Federation / Apex body all the right, title and the interest of the Promoter/ Owner in the project land on which the building with multiple wings or buildings are constructed.

32. The Promoter shall co-operate and assist for Lease Deed and/or Conveyance to be executed by the Promoter in favour of the Association/ Society/Company as the case may be in respect of the said property and the building erected thereon from the date the Promoter have received payment for all the premises and sold and handed over possession of the premises to the respective purchasers whichever is later; provided that the Promoter have been paid and have received full consideration, all miscellaneous charges and any unforeseen / future / prospective taxes and charges levied by the state or central government, and all additional amount payable by all the premises holders. The association / society/company shall jointly with all the members bear the stamp duty and registration charges and other Charges/ fees towards the Agreement to Lease, Lease Deed and/or Conveyance Deed and other documents to be entered with the Promoter as and when applicable.
33. The Purchaser hereby agrees that society will be formed and new members will be added to the society and all amenities are common for all residents in the layout and for additional areas adjoining to the layout and forming a part of the layout at later stage.
34. It is agreed between the parties that, the societies shall be formed comprising of buildings getting completed in phase wise manner if any;. One building one Society may also be formed as per wish and requirement. The flats having possession shall have the rights to use the club house and common facilities and amenities as made open for use by the the Promoter and the flats having possession shall have the rights to use the access to the building constructed and completed. The federation of all the societies shall be formed at the end of the project and at the end of all the phases if any. The conveyance of inseparable land of the complete layout shall be done in favor of the federation at the final completion of the complete project.
35. It is also agreed that surrounding projects of the Promoter may also be included in such federation and the existing boundary walls may be removed and a common boundary wall for all the surrounding projects of the Promoter may be established thus thereby granting access to all the purchasers to the common amenities of surrounding projects including said project.
36. The Purchaser hereby agrees to take the possession of the unit without any Objection and / or claim on any future construction work to be carried out on the same plot and shall not object for the inconvenience caused due to the same.

37. The Possession shall be handed over to the Purchaser on completion of construction of his flat. Services like treated water, sewerage ,drinking water supply, communication lines and electricity supply all such type of civic services shall be availed from natural resources /local government body/and / or the service provider in that local area. The Purchaser is aware of the Project and location does not have proper infrastructure at present. The application shall be made by the Promoter but in case the service provider is unable to give civil services in time then the Purchaser shall rely on alternate arrangements at their own cost and the Purchasers collectively apply for the same and make any such payments as required as Developer is only selling the Goods by way of this Agreement and is not selling any services and not charging for civic facilities required. It is further agreed that the Promoter is not liable for any payment, cost or expenses for the same.
38. The water consumption is to be depended on natural resources and ground water. All Development charges are paid to concerned authority for external development, facilities and civic services. If any additional cost the flat buyers collectively have to apply for the same and make any such payment to Government Authorities or Department. It is agreed upon by the parties the promoter is not liable for any such cost and expenses.
39. The Developer is only in the capacity of a custodian of the assets known as maintenance charges, corpus and Transfer charges for the time being till the elected body of the registered society is formed and till the bank account and operations are transferred and taken over by the Body of the Society. All expenses ordered and Part by the developer on behalf of the purchaser shall not be questioned in any means and manner in future individually or collectively as Society
40. The enclosed/covered Car Parking Space under the stilt area, Podium area and open area shall not be the common area. The Promoter shall consider to allot / reserve the same to any unit members of the building as decided by the Promoter and the Purchaser shall not object to the same and all such allotment / reservation shall be recorded by the purchaser and the society thereon.
41. The Promoter shall in respect of any amount unpaid by the Purchaser under the terms and conditions of this Agreement have a first lien and charge on the said premises agreed to be acquired by the Purchaser.