

## **AGREEMENT FOR SALE**

This Agreement for Sale ("**Agreement**") made at Mumbai this \_\_\_\_\_ day of \_\_\_\_\_ in the year Two Thousand and Twenty Five.

### **Between**

**GODREJ PROPERTIES LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at Godrej One, 5<sup>th</sup> floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai 400 079 hereinafter referred to as the "**Developer/Owner**" (which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors and assigns), through its authorized representative **Mr. Norbert Mendes** authorized vide Board Resolution dated 23<sup>rd</sup> Feb, 2023 of the **ONE PART**;

### **And**

**Mrs. Shilpa Anil Patel** (PAN **EGYPP8971B**), aged **38** years, an adult Indian Inhabitant, residing at **Near Laxmi Narayan Mandir, B/19. Mugdum Niwas, Chikkiwala Chawl, Sakinaka, Mumbai Maharashtra 400072 India;**

**Mr. Kirti Anil Patel** (PAN **BCPPP5335P**), aged **35** years, an adult Indian Inhabitant, residing at **Near Laxmi Narayan Mandir, B/19. Mugdum Niwas, Chikkiwala Chawl, Sakinaka, Mumbai Maharashtra 400072 India;**

OR

MESSERS \_\_\_\_\_ (PAN NO. \_\_\_\_\_) a partnership firm, registered under the Indian Partnership Act, 1932 having its registered office at \_\_\_\_\_, through its authorized representative Mr./Ms. \_\_\_\_\_ authorized vide Partner's Resolution dated \_\_\_\_\_;

OR

\_\_\_\_\_ (PAN NO. \_\_\_\_\_) a Company registered under the Companies Act, 2013/Companies Act, 1956 having its registered office at \_\_\_\_\_ and its administrative/branch/regional office at \_\_\_\_\_, through its authorized representative Mr./Ms. \_\_\_\_\_ authorized vide Board Resolution dated \_\_\_\_\_,

herein after referred to as the "**Purchaser/s**", (which expression shall unless repugnant to the subject, context or meaning thereof, shall always mean and include, in the case of individual or individuals, his/her/their/its respective heirs, executors & administrators, the survivors or survivor of them & the heirs, executors & administrator of the last such survivor & in the case of firm/company or any other organization, the organization, their partners/ directors/ Owners, as the case may be, as well as its/their successor or successors & their respective permitted assigns) of the **SECOND PART**.

The Developer/Owner and the Purchaser/s are hereinafter collectively referred to as "**Parties**" and individually as "**Party**".

**WHEREAS:**

- A. By virtue of Deed of Conveyance dated 18<sup>th</sup> June, 2020, duly registered with the office of Sub-Registrar of Assurances of Kurla-1 under Serial no. KRL-1/3967 of 2020 (hereinafter referred to as "**Deed of Conveyance**") made and entered between DIC India Limited (defined as the "**Vendor**" therein) and the Developer/Owner (defined as "the **Purchaser**" therein, the Developer / Owner is entitled to land admeasuring 12,830.9 square meters (as per Property Register Cards) bearing CTS numbers 24, 24/1, 24/2 and 24/3 situated at Village Chandivali, Chandivali Road, L Ward, Mumbai – 400 072 ("**Land**") on the terms and conditions as stated therein.
- B. The Developer/Owner is thus seized and possessed of and otherwise well and sufficiently entitled to the Land which is more particularly described in the **First Schedule** hereunder written and shown delineated by red color on the plan thereof hereto annexed as **Annexure "A"**.
- C. As per the applicable laws, the following portions of Land are to be mandatorily handed over to the Municipal Corporation of Greater Mumbai ("**MCGM**") towards the corresponding reservations/setback as detailed below:
  - (i) 21 square meters towards road setback;

- (ii) 544.63 square meters towards Accommodation Reservation plot; and
- (iii) 1281.26 square meters towards Amenity Open Space/reservation plot,

Further, the concerned competent authorities have approved the consumption of FSI accruing from above mentioned portions of Land for the development of a portion of Land admeasuring 10,984.01 square meters in aggregate and more particularly described in the Second Schedule hereunder written and shown delineated by red colour on the plan annexed hereto as **Annexure "A"** (hereinafter referred to as "**Project Land**").

- D. The said Project Land is presently accessible from the 18.3 meters wide existing road.
- E. Based on its right and entitlement in terms of the Deed of Conveyance, the Developer/Owner is going to develop the Project Land and carry out the development in a single phased manner in consonance with the Relevant Laws in the manner the Developer/Owner may deem fit. For the purpose of this Agreement, "**Relevant Laws**" means and includes any applicable Central, State or local law(s), statute(s), ordinance(s), rule(s), regulation(s), notification(s), order(s), bye-laws, etc. including amendment(s)/modifications thereto, any government notifications, circulars, office order, directives, etc. or any government notifications, circulars, directives, order, direction, judgement, decree or order of a judicial or a quasi-judicial authority, etc. whether in effect on the date of this Agreement.
- F. The Developer/Owner has presently commenced the development of the project, which is to be developed on the Project Land in the name and style of "**Godrej Urban Park**" for predominantly residential/mixed use (including commercial, retail, hospitality or any other commercial use or purpose as per permission/s obtained from the competent authorities) consisting of 9 no. of Building(s) / Wing(s)/Tower(s) comprising of (i) Tower no. 1 to no. 5 consisting of 03 shared basements, ground/stilt up to 15 upper floors; and (ii) Tower no. 6 to Tower no. 9 consisting of 03 shared basements, ground/stilt up to 15 upper floors ("**Project**"). Tower no. 1 to Tower no. 9 are collectively hereinafter referred to as "**Wings/Buildings/Towers**". Further, (i) ground floor of the Wing(s)/Building(s)/Tower(s) consists of common areas of the Project along with development of commercial/retail/shop use; and (ii) 1<sup>st</sup> floor of Building(s)/Wing(s)/Tower(s) consists of Flat/s along with development of commercial/retail/shop use as decided by the Developer/Owner and approved by the competent authority from time to time ("**Retail Component**"). The Retail Component shall be accessible to the public at large.
- G. The Developer/Owner has appointed M/s. Edifice Consultants Private Limited as their Design Architects and entered into a standard Agreement with them registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

- H. The Developer/Owner has appointed M/s. Baldrige & Associates Structural Engineering Pvt. Ltd.- India as structural Engineer for the preparation of the structural design and drawings of the buildings and the Developer/Owner accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building/buildings.
- I. The Developer/Owner through its Architect submitted the building plans in respect of the said Project for sanction thereof and MCGM has sanctioned the same. MCGM has issued Intimation of Disapproval bearing Ref. No. P-5303/2020/(24 And Other)/L Ward/CHANDIVALI - dated 11th Nov, 2020; (ii) Intimation of Disapproval bearing Ref. No. P-5303/2020/(. 24 And Other)/L Ward/CHANDIVALI/337/3/Amend dated 22nd March, 2021; and (iii) Intimation of Disapproval bearing Ref. No. P-5303/2020/(.24 And Other)/L Ward/CHANDIVALI/337/4/Amend dated 18th August, 2021; and (iii) Intimation of Disapproval bearing Ref. No. P-5303/2020/(.24 And Other)/L Ward/CHANDIVALI/337/6/Amend dated 17th September, 2021; and (iv) Intimation of Disapproval bearing Ref. No. P-5303/2020/(.24 And Other)/L Ward/CHANDIVALI/337/7/Amend dated 29th December, 2021; and (v) (iii) Intimation of Disapproval bearing Ref. No. P-5303/2020/(.24 And Other)/L Ward/CHANDIVALI/337/8/Amend dated 19th September, 2022 for the Project. The Developer/Owner has also obtained Commencement Certificate bearing Ref. No. P-5303/2020/(24 And Other)/L Ward/CHANDIVALI/CC/1/New dated 12th February, 2021 (ii) Further amended vide Commencement Certificate bearing Ref. No. P-5303/2020/(24 And Other)/L Ward/CHANDIVALI/FCC/5/Amend dated 04th May, 2023 (iii) Full Commencement Certificate bearing Ref. P-5303/2020/(. 24 And Other)/L Ward/CHANDIVALI/FCC/6/Amend dated 08<sup>th</sup> December, 2023 from MCGM permitting the construction/development of the Project.
- J. The Developer has received the occupation cum building completion certificate (OC) for the Project as per following tranches: (a) **Part 1 OC dated 27<sup>th</sup> March, 2023**- Part Occupation Certificate for Proposed Retail /shops area in Tower 1 to Tower 9 i.e. Ground (pt.) (except Shop No 1 to 4) + 1st (pt.) Floor; Proposed Residential Building for Tower 1 & Tower 2 having Ground (pt.) (excluding Fitness center)+ 1st (pt.) floor + 2nd to 14th Upper floors and for Tower 3 having Ground (pt.)+ 1st (pt.) floor + 2nd floor to 14th floor + 15th (Pt) Upper floors (except Flat nos. 1 & 2) and all 3 level Basements (Pt); (b) **Part 2 OC dated 1st March, 2024** -Part occupation for residential cum commercial building having Tower 4 to Tower 6 comprising of 03 level basement (pt.) + ground floor (pt) + 1st floor (pt.) + 2nd floor(pt.) + 3rd floor to 15th upper residential floors and balance part O.C. for retail /shops nos. 1 to 4, fitness center area and 15th upper floor in Tower-1 & Tower - 2, Flat nos. 1 & 2 at 15th upper floor of wing Tower -3 in continuation to earlier part O.C. granted on 27.03.2023 i.e. full O.C. for wing T-1 to T- 6; and (c) **Part 3 OC dated 20<sup>th</sup> March 2024**- with respect to Tower 7 & Tower 8 having 03 level

Basements (pt.) + Ground Floor (pt.) + 1st Floor (pt.) + 2nd Floor (pt.) + 3rd to 14th upper residential floors. Copies of the said occupation/ part occupation certificates are annexed hereto and marked as **Annexure “B”**.

- K. The Developer/Owner registered the Project under the provisions of the Real Estate (Regulation and Development) Act 2016 (“**Act**”) read with Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates Of Interest And Disclosures On Website) Rules, 2017 (“**Rules**”) with the Real Estate Regulatory Authority at <https://maharera.mahaonline.gov.in/> under no. P51800028364, authenticated copy is attached in **Annexure ‘C’**;
- L. The Developer/Owner has sole and exclusive right to sell the Flat in the said Building/s to be constructed by the Developer/Owner in the said Project and to enter into Agreement/s with the Purchaser/s of the Flat and receive the sale consideration in respect thereof;
- M. On demand from the Purchaser/s, the Developer/Owner has given inspection to the Purchaser/s of all the documents of title relating to the Project Land and the plans, designs and specifications prepared by the Developer's Architects and of such other documents as are specified under the Act, the Rules and Regulations made thereunder;
- N. The authenticated copy of Certificate of Title issued by M/s. The Law Point, Advocates of the Developer/Owner, authenticated copies of Property register card showing the nature of the title of the Developer/Owner to the Project Land on which the Flat are to be constructed have been annexed hereto and marked as **Annexure 'D'** and **'E'**, respectively.
- O. The Developer/Owner has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said Building/s and shall obtain the balance approvals from various authorities from time to time, including but not limited to Occupancy Certificate of the said Building/Tower/Wing/Floor (s).
- P. While sanctioning the said Project Land concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developer/Owner while developing the Project Land and the said Building/s and upon due observance and performance of which only the completion or occupancy certificate in respect of the said Building/s shall be granted by the concerned local authority.
- Q. The Developer/Owner has accordingly commenced construction of the said Building/s in accordance with the said plans.

- R. The Purchaser/s has applied to the Developer/Owner for allotment of a Flat No. **305** on **3rd** floor in Tower. **"6"** (**"Flat"**) being constructed in the said Project along with an exclusive right to use **01 (One)** covered parking space/s, i.e. **01 (One)** Dependent Car Park bearing Nos. **GURPB1LS0177** having size **2.5 mtrs. X 5.5 mtrs. X 1.8 mtrs.** (*breadth x length x vertical clearance*), located on **Basement 1** level of the Building(s)/Wing(s);
- S. The Carpet Area of the Flat is **41.51** square meters and Exclusive Areas of the Flat is **6.63** square meters aggregating to Total Area of **48.14** square meters (**"Total Area"**). For the purposes of this Agreement (i) **"Carpet Area"** means the net usable floor area of an Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the Flat for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the Flat for exclusive use of the Purchaser/s, but includes the area covered by the internal partition walls of the Flat and (ii) **"Exclusive Areas"** means exclusive balcony appurtenant to the Flat for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the Flat for exclusive use of the Purchaser/s and other areas appurtenant to the Flat for exclusive use of the Purchaser/s.
- T. The authenticated copies of the plan of the Flat agreed to be purchased by the Purchaser/s, as currently sanctioned and approved by MCGM have been annexed and marked as **Annexure "F"**. The specification to be provided in the Flat is hereto annexed and marked as **Annexure "G"**. The Common Areas and Facilities appurtenant to the Flat is hereto annexed and marked as **Annexure "H"** and **Annexure "I"**;
- U. 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 the Relevant Laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;
- V. Prior to the execution of these presents the Purchaser/s has paid to the Developer/Owner a sum of **Rs. 15,47,032/- (Rupees Fifteen Lakh Forty Seven Thousand Thirty Two only)** only, being part payment of the sale consideration of the Flat agreed to be sold by the Developer/Owner to the Purchaser/s as advance payment or Application Fee (the payment and receipt whereof the Developer/Owner both hereby admit and acknowledge) and the Purchaser/s has agreed to pay to the Developer/Owner the balance of the sale consideration in the manner hereinafter appearing.
- W. Under section 13 of the said Act the Developer/Owner is required to execute a written Agreement for sale of Flat with the Purchaser/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

X. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Developer/Owner hereby agrees to sell and the Purchaser/s hereby agrees to purchase the Flat and the garage/covered parking (if applicable).

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

**1. Construction**

1.1 The Developer/Owner shall construct (i) Tower no. 1 to no. 5 consisting of 03 shared basements, ground/stilt and up to 15 upper floors; and (ii) Tower no. 6 to Tower no. 9 consisting of 03 shared basements, ground/stilt and up to 15 upper floors comprised in the said Project in accordance with the plans, designs and specifications as approved by MCGM from time to time. Further, (i) ground floor of these 09 building(s)/tower(s)/wings tower/s consists of common areas of the Project along with commercial/retail/shop component; and (ii) 1st floor of all tower(s) of the Project consists of Flat/s along with commercial/retail/shop component as approved by the competent authority ("**Retail Component**"). Provided that the Developer/Owner shall obtain prior consent in writing of the Purchaser/s in respect of any major alteration or addition or variations or modifications which may adversely affect the Flat of the Purchaser/s except any alteration or addition required by any Government authorities or due to change in law. Provided further that in case of any major alteration or variation or modification in the sanctioned plans/layout of the Project, the Developer/Owner shall obtain prior consent in writing of the Purchaser/s in respect of such alteration or addition or variation or modification except any alteration or addition required by any Government authorities or due to change in law.

1.2 The Developer/Owner has informed the Purchaser/s and the Purchaser/s hereby confirms and acknowledges that the Project Land is being developed by the Developer/Owner in a single-phased manner to be determined by the Developer/Owner in its absolute discretion from time to time. The Purchaser/s further acknowledge/s and confirms that the Developer/Owner may, at any time, vary/modify the sanctioned plans/layout in such manner as the Developer/Owner may deem fit, subject however to the sanction of the concerned authorities, if required by the concerned authorities. The Developer/Owner shall be entitled to carry out minor additions due to architectural and structural reason duly recommended and verified by Architect or Engineer and as required under Relevant Laws.

**2. Description of Flat, Car Park(s) and Common Areas and Facilities & Total Consideration**

2.1 At the request of the Purchaser/s, the Developer/Owner has agreed to sell to the Purchaser/s and the Purchaser/s has/have agreed to purchase from the Developer/Owner :-

- (a) a residential Flat of the aforesaid Total Area bearing No. **305**, on the **3rd** floor of the Tower "**6**" ("**Flat**"), which is more particularly described in the **Third Schedule** hereunder written and shown in brown hash on the plan thereof thereto annexed as Annexure F;
- (b) exclusive right to use **01 (One)** covered parking space/s, i.e. **01 (One)** Dependent Car Park bearing Nos. **GURPB1LS0177** having size **2.5 mtrs. X 5.5 mtrs. X 1.8 mtrs.** (*breadth x length x vertical clearance*), located on **Basement 1** level as more particularly earmarked at **Annexure "J"** as annexed hereto, ("**Car Park(s)**").

constructed or being constructed in the Project, along with the right to use the Common Areas more particularly described in the **Annexure H** and Facilities more particularly described in the **Annexure I**.

2.2 The specifications, fixtures and fittings like the flooring, sanitary fittings and amenities with regard to the Flat to be provided by the Developer/Owner in the said Building(s)/Wing(s)/Tower(s) and the Flat as are set out in **Annexure 'G'**, annexed hereto or its equivalent thereof. The Purchaser/s is/are satisfied about the specifications, fixtures and fittings agreed to be provided by the Developer/Owner and undertakes that the Purchaser/s shall not raise any objection in respect thereof hereafter.

2.3 The **Carpet Area** of the Flat is **41.51** square meters and the **Exclusive Areas** of the Flat is **6.63** square meters aggregating to **Total Area** of **48.14** square meters. The Carpet Area & Exclusive Areas shall have the meaning ascribed to it in Recital S above.

2.4 In consideration of the above, the Purchaser/s hereby agrees to pay to the Developer/Owner a total lump sum sale consideration of **Rs. 15626576/-** ("**Total Consideration**"), comprising of the following: -

<b>Sr.No.</b>	<b>Particulars of consideration</b>	<b>Rupees</b>
(i)	Towards the Carpet Area of the Flat.	15626576
(ii)	Towards the Exclusive Areas of the Flat.	-
(iii)	Towards Car Park(s).	-
(iv)	Towards proportionate consideration for Common Areas charges including club house development charges calculated on the Carpet Area of the Flat.	-
(v)	Towards Facilities as set out in Annexure I.	-



20% of the Total Consideration shall be the Earnest Money.

Along with the aforementioned Total Consideration, the Purchaser/s agree(s) and undertake(s) to pay to the Developer/Owner, amounts as specified in Clause 7 of this Agreement.

**3. VARIATION IN AREA**

The Developer/Owner shall confirm the final Carpet Area that has been allotted to the Purchaser/s after the construction of the Building(s)/Wing(s) is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the Carpet Area. In the event of any variation in the Carpet Area of the Flat, Total Consideration payable for the Carpet Area shall be recalculated upon confirmation by the Developer/Owner and in such event only recourse shall be a pro-rata adjustment in the last installment payable by the Purchaser/s towards the Total Consideration under clause 4.1. All these monetary adjustments shall be made at the same rate per square meter as agreed in this Agreement.

**4. Payment Schedule & Manner of Payment**

4.1 The Purchaser/s hereby agrees and undertakes to pay to the Developer/Owner the Total Consideration of **Rs.1,56,26,576/- (Rupees One Crore Fifty Six Lakh Twenty Six Thousand Five Hundred Seventy Six only)** in the following manner:-

<b>Sr.No.</b>	<b>Milestone</b>	<b>Percentage</b>	<b>Rupees</b>
(i)	Part Application Money	10%	1562658
(ii)	Within 45 days of Booking	80%	12501260
(iii)	On Offer of Possession	10%	1562658
	<b>Total:</b>	<b>100%</b>	<b>15626576</b>

The Developer/Owner has the discretion to raise invoices for the milestones which has been completed / achieved irrespective of sequences of milestones.

4.2 The Purchaser/s shall pay the respective payment as stipulated hereinabove along with applicable taxes strictly within fifteen (15) days of Developer/Owner sending notice of the completion of each milestone. Intimation forwarded by Developer/Owner to the Purchaser/s that a particular stage of construction is initiated and/or completed shall be sufficient proof that a particular stage is initiated and/or completed and such proof shall be valid and binding upon the Purchaser/s and the Purchaser/s agree/s not to dispute the same. The Purchaser/s hereby understand/s and agree/s that, save and except for the intimation from the Developer/Owner as provided under this Clause, it shall not be obligatory on the part of the Developer/Owner to send reminders regarding the payments to be made by the Purchaser/s as per the payment schedule mentioned in this Clause, and the Purchaser/s shall make all payment/s to the

Developer/Owner on or before the due dates, time being the essence of this Agreement.

4.3 All payments to be made by the Purchaser/s under this Agreement shall be by cheque/demand draft/pay order/wire transfer/any other instrument drawn in favour of "GODREJ CHANDIVALI COLLECTION ACCOUNT".

4.4 For the purpose of remitting funds from abroad by the Purchaser/s, the following are the particulars of the beneficiary:

Beneficiary's Name	:	Godrej Chandivali Collection Account
Beneficiary's Account No.	:	920020065457350
Bank Name	:	Axis Bank
Branch Name	:	Fort
Bank Address	:	Jeevan Prakash Building, Sir PM Road, Mumbai - 400001
Swift Code	:	AXISINBB004
IFSC Code	:	UTIB0000004

4.5 It is further clarified that payments received from any third parties/non-allottee shall not be considered to be valid payments and such payment shall continue to appear as outstanding against the Flat.

4.6 In case of any financing arrangement entered by the Purchaser/s with any financial institution with respects to the purchase of the Flat, the Purchaser/s undertake/s to direct such financial institution to and shall ensure that such financial institution does disburse/pay all such installment of Total Consideration amounts due and payable to Developer/Owner through an account payee cheque/demand draft drawn in favour of "Godrej Chandivali Collection Account".

4.7 Further, at the express request of the Purchaser/s, the Developer/Owner may at its sole discretion offer a rebate to the Purchaser/s in case the Purchaser desires to give early payments any time hereafter. It is hereby clarified that the foregoing rebate is subject to the Purchaser/s complying with all its obligations under this Agreement including timely payment of the installments. Save as foregoing, the quantum of rebate once offered by the Developer/Owner shall not be subject to any change/withdrawal. The Purchaser/s further understands and agrees that the Developer/Owner shall have the right to accept or reject such early payments on such terms and conditions as the Developer/Owner may deem fit and proper. The early payments received from the Purchaser/s under this Clause shall be adjusted against the future milestone payment due and payable by the Purchaser/s.

4.8 If any of the payment cheques/banker's cheque or any other payment instructions of/by the Purchaser/s is/are not honored for any reason whatsoever, then the same shall be treated as default under Clause 20 below and the Developer/Owner

may at its option be entitled to exercise the recourse available thereunder. Further, the Developer/Owner may, at its sole discretion, without prejudice to its other rights, charge a payment dishonor charge of Rs. 5,000/- (Rupees Five Thousand only) for dishonor of a particular payment instruction for first instance and for second instance the same would be Rs. 10,000/- (Rupees Ten Thousand only) in addition to the Interest for delayed payment. Thereafter no cheque will be accepted and payments shall be accepted through bank demand draft(s) only.

4.9 The Total Consideration is escalation-free, save and except escalations/increases/impositions levied by any statutory authority(ies), local bodies/ government, competent/planning authorities (“**Authorities**”) from time to time or any statutory charges/payments including but not limited to development charges, external development charges, infrastructure development charges, premiums and/or all other charges, payments, surcharges, cesses, taxes, levies, duties, etc. payable to Authorities.

## 5. **Taxes**

5.1 The Total Consideration above excludes Taxes. Taxes includes Goods and Services Tax (GST), land under construction tax, property tax, or other taxes, duties, cesses, levies, charges which are leviable or become leviable under the provisions of the Relevant Laws or any amendments thereto pertaining or relating to the sale of Flat.

5.2 For the purpose of this Agreement,

- **“GST”** means and includes any tax imposed on the supply of goods or services or both under GST Law.
- **“GST Law”** shall mean and include the Integrated Goods & Service Tax Act, GST (Compensation to the States for Loss of Revenue) Act, Central Goods & Services Tax Act and State Goods & Services Tax Act / UTGST, and all related ancillary legislations, rules, notifications, circulars, statutory orders etc.
- **“Cess”** shall mean and include any applicable cess, existing or future on the supply of goods or services or both under GST Law or any other Relevant Laws.

5.3 Taxes shall be payable by the Purchaser/s on demand made by the Developer/Owner within 7 (seven) working days, and the Purchaser/s shall indemnify and keep indemnified the Developer/Owner from and against the same.

## 6. **Tax Deducted at Source**

The Purchaser/s is aware that the Purchaser/s has/have to deduct the applicable Tax Deduction at Source (TDS) at the time of making of actual payment or credit of such sum to the account of the Developer/Owner, whichever is earlier as per section 194IA in the Income Tax Act, 1961. Further, the Purchaser/s shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act, 1961.

7. **Payment of Other Charges**

7.1 The Purchaser/s shall on or before delivery of possession of the Flat deposit and keep deposited with the Developer/Owner the following amounts, which shall be transferred to the society / limited company / federation / Apex Body (as defined below):-

<b>wSr.No.</b>	<b>Particulars</b>	<b>Rupees</b>
(i)	Estimate amounts for deposit towards provisional monthly contribution towards outgoings of Society or limited company / federation / Apex Body for 12 months.	71820
(ii)	Estimate amounts towards ad-hoc corpus fund to be deposited with Developer / service provider, as may be directed by the Developer/Owner	50000
	<b>Total:</b>	<b>121820</b>

7.2 The Purchaser/s shall on demand pay to the Developer/Owner the following amounts:-

<b>Sr.No.</b>	<b>Particulars</b>	<b>Rupees</b>
(i)	Estimate amount for share money, application entrance fee of the society or limited company / federation / Apex Body	600
(ii)	Estimate amount for formation and registration of the society or limited company / federation / Apex Body	-
(iii)	Estimate amounts for deposit towards water connection charges	25000
(iv)	Estimate amounts for deposit towards electric connection charges	25000
(v)	Estimate amounts for deposit towards gas connection charges	16000
(vi)	Estimate amounts for deposit towards other utility / services charges	-
(vii)	Estimate amounts for deposits of electrical receiving and sub-station in the Layout	-
(viii)	Estimate amount towards proportionate share of taxes and other charges / levies in respect of the society or limited company / federation / Apex Body	-
(ix)	Estimate amounts towards legal charges for documentation which shall be payable	15000
(x)	LUC	168435
	<b>Total:</b>	<b>250035</b>

8. **Legal charges for formation of society / limited company / federation / Apex Body**

The Purchaser/s shall on demand pay to the Developer/Owner a sum of as mentioned above towards meeting all legal cost, charges and expenses, including professional costs of Advocates/Solicitors of the Developer/Owner in connection with formation of the society / limited company / federation / Apex Body and for preparing its rules, regulations, bye-laws, etc. and the cost of preparing and engrossing the conveyance.

9. **Developer/Owner to appropriate dues**

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

10. **Time is of essence**

10.1 Time is essence for the Developer/Owner as well as the Purchaser/s. The Developer/Owner shall abide by the time schedule for completing the project and handing over the Flat to the Purchaser/s and the Common Areas to the Apex Association after receiving the occupancy certificate or the completion certificate or both, as the case may be.

10.2 Similarly, the Purchaser/s shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the completion of construction by the Developer/Owner as provided in clause 4 herein above.

11. **Interest**

11.1 All outstanding amounts payable by any Party under this Agreement to other Party shall carry applicable interest at the rate of (i) 2% (two percent) above the then existing SBI MCLR (State Bank of India – Marginal Cost of Lending Rate) per annum or (ii) such other rate of interest higher/ lower than 2% as may be prescribed under the Act/ Rules (“**Interest**”) from the date they fall due till the date of receipt/realization of payment by the other Party.

11.2 Any overdue payments so received will be first adjusted against Interest then towards statutory dues then towards other dues/charges as maybe payable in terms of this Agreement and subsequently towards outstanding principal amounts.

11.3 Without prejudice to the other rights of the Developer/Owner hereunder, the Developer/Owner shall in respect of any amounts remaining unpaid by the Purchaser/s under this Agreement, have a first charge / lien on the Flat and the Car Park(s) and the Purchaser/s shall not transfer his/her/their/its rights under this Agreement, in any manner whatsoever, without making full payment of all amounts payable by the Purchaser/s under this Agreement, to the

Developer/Owner. It is hereby clarified that for the purposes of this Agreement payment shall mean the date of credit of the amount in the account of the Developer/Owner.

12. **Floor Space Index**

- 12.1 The Purchaser/s has/have been informed and is/are aware that the buildable area has been sanctioned on the basis of the available Floor Space Index ("**FSI**") on the Land.
- 12.2 The Developer/Owner declares that FSI available as on date in respect of the Land is 24379.55 square meters only and the Developer/Owner has planned to utilize FSI of 38088.93 square meters on the said Project by utilizing the FSI of the said Land or by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various schemes as mentioned in the Development Control Regulations or based on the expectation of increased FSI which may become available in future.
- 12.3 Further, the Purchaser/s has/have been informed and acknowledge(s) that the FSI proposed to be consumed in the Project may not be proportionate to the total FSI emanating from the entire area of the Land on which it is being constructed. The Developer/Owner in its sole discretion, may allocate such buildable FSI for each of the buildings being constructed on the Project Land as it thinks fit and the purchasers of the apartment(s)/Flat(s)/premises/units in such buildings (including the Purchaser/s) are agreeable to this and shall not dispute the same or claim any additional FSI or buildable area in respect of any of the building or the Land.
- 12.4 The Purchaser/s acknowledge(s) that the Developer/Owner alone is entitled to utilize and deal with all the development potential of the Land including the existing and future FSI and /or transferable development rights ("**TDR**") heretofore sanctioned or as may hereafter be sanctioned and shall be entitled to use any or all of such FSI and/or TDR for construction of buildings and development of facilities and/or amenities on any part of the Land or elsewhere as may be permitted and in such manner as the Developer/Owner deems fit.
- 12.5 The Purchaser/s further acknowledge(s) that, at its sole discretion (i) the Developer/Owner shall also be entitled to freely deal remnant FSI/TDR emanating out of the Land including by way of sale/transfer to any entity as the Developer/Owner may deem fit in accordance to the then existing laws. The Purchaser/s has/have entered into this Agreement knowing fully well the scheme of development to be carried out by the Developer/Owner on the Land.
- 12.6 Neither the Purchaser/s nor any of the other purchasers of the apartment(s)/Flat(s)/premises/units in the buildings being constructed on the

Project Land (including the Building) nor the association / Apex Body / apex bodies to be formed of purchasers of apartment(s)/Flat(s)/premises/units in such buildings (including the Building) shall be entitled to claim any FSI and/or TDR howsoever available on the Land. All FSI and/or TDR at any time available in respect of the Land in accordance with the plans or any part thereof shall always belong absolutely to the Developer/Owner, till the time the development of the Project Land as contemplated by the Developer/Owner is completed by the Developer/Owner and building(s) / Project Land is conveyed to the association / Apex Body / apex bodies in the manner set out herein below.

12.7 The unutilized / residual FSI (including future accretions / enhancement due to change in law or otherwise) in respect of the Land shall always be available to and shall always be for the benefit of the Developer/Owner and the Developer/Owner shall have the right to deal / use the FSI / TDR as it may deem fit, without any objection/interference from the Purchaser/s / association / Apex Body / Apex Bodies. In the event of any additional FSI in respect of the Land or any part thereof being increased as a result of any favorable relaxation of the relevant building regulations or increase in incentive FSI or otherwise, at any time, hereafter, the Developer/Owner alone shall be entitled to the ownership and benefit of all such additional FSI for the purpose of the development and / or additions to the built up area on the Land as may be permissible.

12.8 The Purchaser/s or the society/association / Apex Body / Apex Bodies of the purchasers shall not alter/demolish/construct or redevelop the Building or the Project Land or any part thereof until and unless the Building is in a dilapidated condition or unsuitable for habitation or pursuant to any requirement of any law or use any unutilized or increased FSI available on the Land. It is also agreed by the Purchaser/s that even after the formation of the society/association / Apex Body / Apex Bodies, the Developer/Owner, if permitted by the MCGM and other authorities, shall be entitled to utilize further development potential (including fungible FSI), by putting up further construction on the Project Land and shall thereby continue to retain full right and authority to develop the Project Land and to utilize the entire FSI and / or any incremental development potential that may be available from time to time. Further, such potential or additional construction shall at all times be the sole property of the Developer/Owner who shall be at the liberty to use, dispose off, sell or transfer the same in such manner as the Developer/Owner may deem fit.

13. **Adherence to Sanctioned Plans**

The Developer/Owner 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 of the said plans or thereafter and shall before offering possession of the Flat to the Purchaser/s obtain from the concerned local authority occupancy certificate in respect of the Flat.

14. **Possession**

- 14.1 The Developer/Owner shall offer possession of the Flat to the Purchaser/s, after obtaining the Occupation Certificate for the Flat on or before **30<sup>th</sup> day of April, 2025** (“**Delivery Date**”) and shall deliver the Common Areas and Facilities as enlisted in Annexure H and Annexure I on or before **30<sup>th</sup> day of June 2025**, subject to any further extension as may be prescribed by the government/competent authority from time to time and the Purchaser/s being in compliance of all its obligations under this Agreement including timely payments of amounts.. Provided however that the Delivery Date and delivery date of the Common Areas and Facilities as enlisted in Annexure H and Annexure I shall stand extended on account of (i) any force majeure events and/or (ii) reasons beyond the control of the Developer/Owner and/or its agents and/or (iii) due to non-compliance on the part of the Purchaser/s including on account of any default on the part of the Purchaser/s (“**Extension Event**”). For the purpose of this Agreement, “Force Majeure” event shall include (a) war, civil commotion or act of God; (b) any notice, order, rule, notification of the Government and / or other public competent authority / Court; and (c) epidemic/pandemic.
- 14.2 Further, in the event the Developer/Owner is unable to offer possession of the Flat on or before the Delivery Date for any reasons other than those set out in the foregoing and subject to reasonable extension of time, then on demand in writing by the Purchaser/s, the Developer/Owner shall refund the amounts received from the Purchaser/s along with applicable Interest from the date of payment of such amount till refund thereof. Post such refund by the Developer/Owner to the Purchaser/s, the Purchaser/s agree(s) and acknowledge(s) that the Purchaser/s shall not have any right, title interest in the Flat, and the Developer/Owner shall be entitled to deal with the same at its sole discretion.

15. **Manner of Taking Possession**

- 15.1 The Purchaser/s shall take possession of the Flat within 15 (fifteen) days from the date Developer/Owner offering possession of the Flat, by executing necessary documents, indemnities, declarations and such other documentation as prescribed in this Agreement, and the Developer/Owner shall give possession of the Flat to the Purchaser/s. Upon receiving possession of the Flat or expiry of the said 15 days from offering of the possession (“**Possession Date**”), the Purchaser/s shall be deemed to have accepted the Flat, in consonance with this Agreement, and shall thereafter, not have or make any claim/s, against the Developer/Owner, with respect to any item of work alleged not to have been carried out or completed. The Purchaser/s expressly understands that from such date, the risk and ownership to the Flat shall pass and be deemed to have passed to the Purchaser/s.
- 15.2 The Purchaser/s hereby agree/s that in case the Purchaser/s fail/s to respond and/or neglects to take possession of the Flat within the time stipulated by the Developer/Owner, then the Purchaser shall in addition to the above, pay to the



Developer/Owner holding charges at the rate of Rs. 110/- (Rupees One Hundred & Ten only) per month per square meter of the Total Area of the Flat (“**Holding Charges**”) and applicable maintenance charges towards upkeep and maintenance of the common areas and facilities and common facilities (if any) for the period of such delay. During the period of said delay the Flat shall remain locked and shall continue to be in possession of the Developer/Owner but at the sole risk, responsibility and cost of the Purchaser in relation to its deterioration in physical condition.

- 15.3 Notwithstanding anything contained in this Agreement, it is agreed between the Parties that upon receipt of the occupancy certificate issued by the concerned competent authority for the Flat, none of the parties shall be entitled to terminate this Agreement. It is however clarified that, upon receipt of the occupancy certificate, in case the Purchaser/s default/s in any manner and/or fail/s to respond and/or neglect/s to take possession of the Flat within the aforementioned time as stipulated by the Developer, then the Developer shall be entitled along with other rights under this Agreement, to terminate and/or forfeit/claim the entire Sale Consideration towards the Flat along with Interest on default in payment of instalments (if any), applicable taxes and any other charges/amounts. The Purchaser/s further agree/s and acknowledge/s that the Developer’s obligation of delivering possession of the Flat shall come to an end on the expiry of the time as stipulated by the Developer for the purpose and that subsequent to the same, the Developer shall not be responsible and/or liable for any obligation towards the Purchaser/s in any manner whatsoever for the possession of the Flat.

## 16. **Outgoings**

- 16.1 From the Possession Date, the Purchaser/s shall be liable to bear and pay the proportionate share of outgoings in respect of the Project Land and Buildings/Wing namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, security agency, sweepers and all other expenses necessary and incidental to the management and maintenance of the land and building/s.
- 16.2 Until the conveyance of the structure of the Building(s)/Wing(s) to the common organization/society, the Purchaser/s shall pay to the Developer/Owner such proportionate share of outgoings as may be determined by the common organization. The Purchaser/s further agrees that till the Purchaser/s’s share is so determined, the Purchaser/s shall pay to the Developer/Owner provisional monthly contribution as determined by the Developer/Owner from time to time. The amounts so paid by the Purchaser/s to the Developer/Owner shall not carry any interest and remain with the Developer/Owner until a conveyance in favour of common association/society as aforesaid. On such conveyance being executed the

balance amount of deposits shall be paid over by the Developer/Owner to the common organization.

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

16.4 In case the transaction being executed by this Agreement between the Developer/Owner and the Purchaser is facilitated by a registered real estate agent/channel partner/broker, all amounts (including taxes) agreed as payable remuneration/fees/charge for services/commission/brokerage to the registered real estate agent/channel partner/broker, shall be paid by the Developer/Purchaser/both, as the case may be, in accordance with the agreed terms of payment.

#### 17. **Defect Liability Period**

17.1 If the Purchaser brings to the notice of the Developer/Owner any structural defect in the Flat/Building(s)/Wing(s) within a period stipulated under the Relevant Laws, it shall wherever possible be rectified by the Developer/Owner without further charge to the Purchaser/s. However, Parties agree and confirm that the decision of the Developer's architect shall be final in deciding whether there is any actual structural defect in the Flat / Building(s)/Wing(s) or defective material being used or regarding workmanship, quality or provision of service.

17.2 After the Possession Date, any damage due to wear and tear of whatsoever nature is caused to thereto (save and except the defects as mentioned in Clause 17.1), the Developer/Owner shall not be responsible for the cost of re-instating and/or repairing such damage caused by the Purchaser/s and the Purchaser/s alone shall be liable to rectify and reinstate the same at his/her/its/their own costs.

#### 18. **Foreign Exchange Management Act**

The Purchaser clearly and unequivocally confirm/s that in case remittances related to the Total Consideration and/or all other amounts payable under this Agreement for the Flat are made by non-resident/s/foreign national/s of Indian origin, shall be the sole responsibility of the Purchaser/s to comply with the provisions of the Foreign Exchange Management Act, 1999 ("**FEMA**") or statutory enactments or amendments thereof and the rules and regulations thereunder and/or any other Relevant Laws including that of remittance of payments, acquisition/sale or transfer of immovable property/ies in India and provide to the Developer/Owner with such permission/approvals/no objections to enable the Developer/Owner to fulfill its obligations under this Agreement. Any implications arising out of any default by the Purchaser/s shall be the sole responsibility of the

Purchaser/s. The Developer/Owner accepts no responsibility in this regard and the Purchaser/s shall keep the Developer/Owner fully indemnified for any harm or injury caused to it for any reason whatsoever in this regard. Whenever there is a change in the residential status of the Purchaser/s, subsequent to the signing of this Agreement, it shall be the sole responsibility of the Purchaser/s to intimate in writing to the Developer/Owner immediately and comply with all the necessary formalities, if any, under the Relevant Laws.

19. **Anti-Money Laundering**

19.1 The Purchaser/s hereby declare(s), agree(s) and confirm(s) that the monies paid/payable by the Purchaser/s under this Agreement towards the Flat is not involved directly or indirectly to any proceeds of the scheduled offence and is/are not designed for the purpose of any contravention or evasion of the provisions of the Prevention of Money Laundering Act, 2002, rules, regulations, notifications, guidelines or directions of any other statutory authority passed from and/or amended from time to time (collectively "**Anti Money Laundering**").

19.2 The Purchaser/s further declare(s) and authorize(s) the Developer/Owner to give personal information of the Purchaser/s to any statutory authority as may be required from time to time. The Purchaser/s further affirms that the information/details provided is/are true and correct in all respect and nothing has been withheld including any material facts within his/her/their/its knowledge.

19.3 The Purchaser/s further agree(s) and confirm(s) that in case the Developer/Owner becomes aware and/or in case the Developer/Owner is notified by the statutory authorities of any instance of violation of Anti- Money Laundering, then the Developer/Owner shall at its sole discretion be entitled to cancel/terminate this Agreement. Upon such termination the Purchaser/s shall not have any right, title or interest in the Flat neither have any claim/demand against the Developer/Owner, which the Purchaser/s hereby unequivocally agree(s) and confirm(s). In the event of such cancellation/termination, the monies paid by the Purchaser/s shall be refunded by the Developer/Owner to the Purchaser/s in accordance with the terms of this Agreement only after the Purchaser/s furnishing to the Developer/Owner a no-objection / consent letter from the statutory authorities permitting such refund of the amounts to the Purchaser/s.

20. **Default By Purchaser/s**

20.1 In the event if the Purchaser/s fails or neglects to (i) make the payment of the Total Consideration in installment in accordance with terms of this Agreement and all other amounts due including but not limited to estimated other charges due from the Purchaser/s as mentioned in this Agreement on due dates and/or (ii) comply with its obligations, terms conditions as set out in this Agreement, the Developer/Owner shall be entitled, without prejudice to other rights and remedies available to the Developer/Owner including charging of interest for delayed

payment, after giving 15 (fifteen) days prior notice to the Purchaser/s, to cancel/terminate the transaction.

20.2 In case the Purchaser/s fails to rectify the default within the aforesaid period of 15 days then the Developer/Owner shall be entitled, at its sole option, to terminate this Agreement and forfeit (a) Earnest Money from the amounts paid till such date and (b) Interest on any overdue payments and (c) brokerage paid to channel partners/brokers, if any, and (d) administrative charges as per Developer's policy and (e) all taxes paid by the Developer/Owner to the Authorities and (f) amount of stamp duty and registration charges to be paid on deed of cancellation of this Agreement, if Agreement is registered and (g) any other taxes which are currently applicable or may be applicable in future and (h) subvention cost (if the Purchaser/s has opted for subvention plan) which the Developer/Owner may incur either by way of adjustment made by the bank in installments or paid directly by the Developer/Owner to the bank (collectively referred to as the "**Non-Refundable Amounts**"). Balance amounts, if any, without any liabilities towards costs/damages/interest etc. shall be refunded without interest whatsoever simultaneously upon the Purchaser/s executing and registering the deed of cancellation or such other document ("**Deed**") within 15 (fifteen) days of termination notice by the Developer/Owner, failing which the Developer/Owner shall be entitled to proceed to execute /register the Deed with the appropriate Sub-Registrar, including as an authorized constituted attorney of the Purchaser/s and the Purchaser/s hereby acknowledges and confirms. The Parties further confirm that any delay or default in such execution/ registration shall not prejudice the cancellation, the Developer's right to forfeit and refund the balance to the Purchaser/s and the Developer's right to sell/transfer the Flat including but not limited to Car Park(s) to any third party. For the sake of clarity, the interest and/or taxes paid on the Total Consideration shall not be refunded upon such cancellation / termination. Further, upon such cancellation, the Purchaser/s shall not have any right, title and/or interest in the Flat and/or Car Park(s) and/or the Project and/or the Project Land and the Purchaser/s waives his/her/their/its right to claim and/or dispute against the Developer/Owner in any manner whatsoever. The Purchaser/s acknowledges and confirms that the provisions of this clause shall survive termination of this Agreement.

20.3 Termination by Purchaser/s prior to receipt of Occupation Certificate.

In the event, the Purchaser/s intends to terminate this Agreement for reasons other than those attributable to the Developer's default, then the Purchaser/s shall give a prior written notice ("**Notice**") of 60 (sixty) working days to the Developer/Owner expressing his/her/its intention to terminate this Agreement. Upon receipt of Notice for termination of this Agreement by the Developer/Owner, this clause shall be dealt with in accordance with clause 20.2 and the Developer/Owner shall be entitled to forfeit the Non-Refundable Amounts. The Purchaser/s further agrees and undertakes that on occurrence of such event of

termination, the Purchaser/s agrees to return all documents (in original) with regards to this transaction to the Developer/Owner, comply with all other requirements of the Developer/Owner as would be required for effective termination of this Agreement including but not limited to timely execution and registration of the Deed. Upon such termination, the Purchaser/s agree(s) and acknowledge(s) that the Purchaser/s shall not have any right, title and/or interest in the Flat and/or Car Park(s) and/or the Project and/or the Project Land and the Purchaser/s waives his/her/their/its right to claim and/or dispute against the Developer/Owner in any manner whatsoever. Further, upon such termination, the Developer/Owner shall be entitled to deal with the aforementioned Flat at its sole discretion.

## 21. **Association Structure**

21.1 The Developer/Owner shall at its discretion, as prescribed under the Relevant Laws,

- (i) form association of the purchasers of apartment(s)/Flat(s)/premises/units in the Building(s) (being either a co-operative society/condominium/limited company or combination of them), as it may deem fit and proper in respect of each of the building(s) comprised in Project known by such name as the Developer/Owner may decide, which shall be responsible for maintenance and management of the Building, within such period as may be prescribed under the Relevant Laws.
- (ii) form an apex organization (being either a co-operative society/condominium/limited company or combination of them) ("**Apex Body**") for the entire development or separate apex association / Apex Body / Apex Bodies (being either a co-operative society/condominium/limited company or combination of them) ("**Apex Bodies**") for each of residential and commercial zones, as the Developer/Owner may deem fit, for the purposes of effective maintenance and management of the entire Project including for common areas and amenities of the Project at such time and in such a manner as the Developer/Owner may deem fit to be known by such name as the Developer/Owner may decide, within such period as may be prescribed under the Relevant Laws.
- (iii) with a view to preserve the intrinsic value of the Project by ensuring high standard of maintenance and upkeep, at its discretion but not as an obligation, be involved / undertake / conduct either by itself or through Facility Management Company (in the manner set out in clause 22 below), the maintenance and management of the Project, without any reference to the Purchaser/s and other occupants of the Project, even after formation of the association/Apex Body/Apex Bodies on such terms and conditions as the Developer/Owner may deem fit and the Purchaser/s hereby gives their unequivocal consent for the same. For this purposes the Developer/Owner

may, in its discretion provide suitable provisions in the constitutional documents of the association/Apex Body/Apex Bodies.

- (iv) Make provisions for payment of outgoings/CAM to the association & the Apex Body/Apex Bodies for the purposes of maintenance of Building in which the Flat is located and the entire Project.

21.2 Except Parking Space(s) allotted by the Developer in accordance to this Agreement, the Purchaser/s agree(s) and confirm(s) that all parking spaces including open parking space(s) will be dealt with in accordance with the Relevant Laws. The Purchaser/s hereby declares and confirms that except for the Parking Space(s) allotted by the Developer, the Purchaser/s do/es not require any parking space/s including any right towards open parking space(s) and accordingly the Purchaser/s waives his/her/its/their claim, right, title, interest whatsoever on the areas of parking space(s) in the Phase/Project. The Purchaser/s further agree(s) and undertake(s) that Purchaser/s shall have no concerns towards the identification and allotment/allocation of the parking space(s) done by Developer / association / Apex Body, at any time and shall not challenge the same anytime in future. The Purchaser/s agree(s) and acknowledge(s) that Developer/the association/Apex Body shall deal with the parking space(s) in the manner Developer / association / Apex Body deems fit, subject to Applicable Laws

21.3 The Purchaser/s hereby acknowledge(s) and agree(s) that the Project is a part of a layout development and as such the Developer/Owner would be conveying only the built-up area of the Building (except the basement and podium) to the association formed of the individual building(s)/wing(s) and the underlying Project Land would be conveyed to the society/Apex Body / Apex Bodies formed of the association, which shall be in accordance with the timelines stipulated under the Relevant Laws. The Developer/Owner shall convey its title in respect of the Project Land to the association / Apex Body / Apex Bodies within such period as the Developer/Owner may deem fit, however such conveyance shall not be later than 5 (five) years from date of the completion of the entire development of the said Project Land by utilizing the entire FSI/TDR that may be permitted to be utilized therein in accordance with D.C. Regulations that may be in force from time to time and sale of all the apartments/Flats/premises / commercial office / units in the said Building/s / Wing/s and receipt of the entire consideration in respect thereof. The Purchaser/s hereby agree(s) that he/she/it has understood the provisions of this clause and hereby gives his/her/its unequivocal consent for the same. The Purchaser/s hereby agree(s) and confirm(s) that till conveyance of the buildings and underlying Project Land to the association or Apex Body / Apex Bodies (as the case may be), the Purchaser/s shall continue to pay all the outgoings as imposed by MCGM and / or concerned authorities and proportionate charges to the Developer/Owner from time to time.

21.4 The Purchaser/s agree(s) and undertake(s), to sign and execute all applications and other papers and documents, including but not limited to the bye-laws/memorandum and articles of association / Apex Body / Apex Bodies drafted/adopted by the Developer/Owner for the association, necessary for the formation and registration of the association / Apex Body / Apex bodies within 10 (ten) days from intimation by the Developer/Owner. The Purchaser/s agree(s) not to object to any changes/amendments made by the Developer/Owner in the draft/model bye-laws/memorandum and articles of association / Apex Body / Apex Bodies for the association. The Purchaser/s shall also be bound from time to time, to sign all papers, documents and deeds for safeguarding the interest of the Developer/Owner and the other purchasers of apartment(s)/Flat(s)/premises/units in the Building(s)/Wing(s). The Purchaser/s shall be bound by the rules, regulations and bye-laws/memorandum and articles of association / Apex Body / Apex Bodies and the terms and conditions contained in the Indenture. No objection shall be raised by the Purchaser/s, if any changes or modifications are made in the draft bye-law of the association / Apex Body / Apex Bodies by the Developer/Owner as the case may be or as may be required by the Registrar of Cooperative Societies or any other competent authority. The Purchaser/s hereby authorize(s) the Developer/Owner to sign and execute all such forms applications, papers and documents on his/her/their/its behalf as may be required for this purpose.

21.5 The Developer/Owner may become a member of the association / Apex Body / Apex Bodies to the extent of all unsold and/or unallotted apartment(s)/Flat(s)/premises/units, areas and spaces in the Building(s)/Wing(s).

21.6 All costs, charges and expenses including stamp duty, registration charges and expenses in connection with the preparation, stamping and execution of such deed of assignment/transfer shall be borne and paid by the association/all purchasers of apartments/Flats/premises/units in the building/s / wing/s in the same proportion as the total area of the apartments/Flats/premises/units bears to the total area of all the apartment(s)/Flat(s)/premises/units in the said building/s / wing/s.

## 22. **Facility Management Company**

22.1 By executing this Agreement, the Purchaser/s agree/s and consent/s to the appointment of Godrej Living Private Limited, a company incorporated under the Companies Act, 2013 having its registered office at Godrej One, 6th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East) Mumbai 400079 or any other agency, firm, corporate body, organization or any other person nominated by the Developer ("Facility Management Company") to manage, upkeep and maintain the Project, Building together with other buildings and the Project Land / Land, sewerage treatment plant, garbage, disposal system and such other facilities, that the Developer may require to install, operate and to maintain common areas, common amenities and common facilities. The Purchaser/s/ society/ association/

federation/ apex body hereby agree and undertake to execute maintenance agreement with the Facility Management Company as and when called upon by the Developer / Facility Management Company. The Facility Management Company shall also be entitled, to collect the common area maintenance charges, maintenance deposit, outgoings, provisional charges, taxes, levies and other amounts in respect of the Project, Building(s) (including the Purchaser's proportionate share of the outgoings as provided under Clause 16 herein). The Developer hereby reserves its right to remove, nominate and appoint new Facility Management Company for maintenance, upkeep, management and control of the Project, at its sole discretion, and without any concurrence from Purchaser/s / association / apex body / apex bodies/common organization. It is hereby clearly clarified, agreed and understood that the Facility Management Company shall also be entitled to exercise its rights for collecting the charges and expenses mentioned herein, even after formation of the association/ society / apex body / apex bodies / common organisation. The Purchaser/s hereby grants his/her/their/its unequivocal and unconditional consent confirming agreement /contract/arrangement that the Developer has or may have to enter into with the Facility Management Company ("FM Agreement"). It is hereby clarified that the Purchaser/s agrees and authorizes the Developer to appoint the Facility Management Company for the Project and post formation of the society/ association / apex body/common organisation, as the case may be, the Developer will novate the FM Agreement in favor of the society / association / apex body/common organisation, as the case may be. Post expiry of the tenure of the FM Agreement, the society / association / apex body/common organisation, as the case may be, shall have the option to either continue with the Facility Management Company or appoint a new facility management company, provided that prior written consent of all the purchasers of the units in the Project is obtained for deciding discontinuation/non-renewal of the FM Agreement as per the terms of such Agreement including the obligations/penalties/liabilities etc. or appointment of a new facility management company. It is further expressly understood that the Developer shall not in any manner be accountable, liable or responsible to any person including the Purchaser/s / association / apex body / apex bodies/common organisation, for any act, deed, matter or thing committed or omitted to be done by the Facility Management Company in the due course of such maintenance, upkeep, management and control of the Project, Building(s) and/or common areas, amenities and facilities thereto.

- 22.2 The Purchaser/s agree(s) to promptly, without any delay or demur, pay the necessary maintenance charges as may be determined by the Developer/Facility Management Company.
- 22.3 The Purchaser/s further agree(s) and undertake(s) to be bound from time to time to sign and execute all papers, documents, deeds and/or other writings as may be required, at the sole discretion of the Developer/ Facility Management Company,



for the purposes of framing rules for management of the Project, its building(s)/ tower(s)/wing(s), common areas, common amenities and common facilities and use of the /Flat / car parking areas by the Purchaser/s for ensuring safety and safeguarding the interest of the purchasers of apartment(s)/Flat(s)/premises/units in the Project and the Purchaser/s also agree(s) and confirm(s) not to raise any disputes/claims, whether individually or in group, in this regard, against the Developer/Facility Management Company and/or other purchasers of apartment(s)/Flat(s)/premises/units of the Project.

23. **Fit out Manual**

23.1 The Purchaser/s agree(s) and undertake(s) that on receipt of possession, the Purchaser/s shall carry out any fit-out/interior work strictly, in accordance, with the rules and regulations framed by the Developer/association / Apex Body / Apex Bodies ("**Fit-Out Manual**") and without causing any disturbance, to the other purchasers of apartment(s)/Flat(s)/premises/units in the Building. The Fit-Out Manual will be shared at the time of handing over possession of the Flat. Without prejudice to the aforesaid, if the Purchaser/s makes any unauthorized change or alteration or causes any unauthorized repairs in or to the Flat or the Building, the Developer/Owner shall be entitled to call upon the Purchaser/s to rectify the same and to restore the Flat and/or Building to its original condition within 30 (thirty) days from the date of intimation by the Developer/Owner in that behalf. If the Purchaser/s does not rectify the breach within such period of 30 (thirty) days, the Developer/Owner may carry out necessary rectification/restoration to the Flat or the Building (on behalf of the Purchaser/s) and all such costs/charges and expenses incurred by the Developer/Owner shall be reimbursed by the Purchaser/s. If the Purchaser/s fail(s) to reimburse to the Developer any such costs/charges and expenses within 7 (seven) days of demand by the Developer/Owner, the same would be deemed to be a charge on the Flat. The Purchaser/s hereby indemnifies and agrees to always keep saved, harmless and indemnified, the Developer/Owner (i) from and against all actions, proceedings, claims, demands, costs, charges and expenses whatsoever, which may be made against the Developer/Owner or which the Developer/Owner may suffer or incur as a result of any unauthorized change or alteration in or causing any unauthorized repairs in or to the Flat or the Building(s)/Wing(s)/Tower(s) and (ii) for all costs and expenses incurred by the Developer /Owner for instituting any legal proceedings for recovery of such costs/charges and expenses incurred by it for rectification/restoration to the Flat or the Building(s)/Wing(s)/Tower(s).

23.2 Upon the possession of the Flat being delivered to the Purchaser/s, the Purchaser/s shall be deemed to have granted a license to the Developer/Owner, its engineers, workmen, labourers or architects to enter upon the Flat by reasonable notice in writing or in case of emergency without notice, for the purpose of rectifying any defect or damage to the Building or if necessary any part of the Flat provided the Flat is restored to the same condition, as far as possible, after

the restoration work or rectification of the defect or damage caused due to any act of commission or omission of the Purchaser/s or his agents and the Purchaser/s shall reimburse and/or pay to the Developer/Owner or any other person the loss or damage suffered by them on account of the act of the Purchaser/s or his agents. The Developer/Owner shall not be liable for any theft or loss or inconvenience caused to the Purchaser/s on account of entry to the Flat as aforesaid. If the Flat is closed and in the opinion of the Developer/Owner any rectification or restoration is necessary in the interest of the Building and/or purchasers therein, the Purchaser/s consent(s) to the Developer to break open the lock on the main door/entrance of the Flat and the Developer/Owner shall not be liable for any loss, theft or inconvenience caused to the Purchaser/s on account of such entry into the Flat.

24. **Representations and Warranties of the Developer/Owner**

24.1 The Developer/Owner hereby represents and warrants to the Purchaser/s to the best of its knowledge as on date as follows:

- (i) The Developer/Owner has clear and marketable title with respect to the Project Land; as let out in the title report annexed to this Agreement and has the requisite rights to carry out development upon the Project Land and also has actual, physical and legal possession of the Project Land for the implementation of the Project;
- (ii) The Developer/Owner has lawful rights and requisite approvals from the competent authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the Project;
- (iii) There are no encumbrances upon the Flat or Project Land or the Project except those disclosed in the title report, if any;
- (iv) There are no litigations pending before any Court of law with respect to the land or Project except those disclosed in the title report and the RERA website;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, Project Land and said Building/wing shall be obtained by following due process of law and the Developer/Owner has been and shall, at all times, remain to be in compliance with the Relevant Laws in relation to the Project, Land, Building/wing and common areas;

- (vi) The Developer/Owner has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser/s created herein, may prejudicially be affected;
- (vii) The Developer/Owner 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 Land, including the Project and the Flat which will, in any manner, adversely affects the rights of Purchaser/s under this Agreement;
- (viii) The Developer/Owner confirms that the Developer/Owner is not restricted in any manner whatsoever from selling the Flat to the Purchaser/s in the manner contemplated in this Agreement;
- (ix) At the time of execution of the conveyance deed of the structure to the association of Purchaser/s the Developer/Owner shall handover lawful, vacant, peaceful, physical possession of the common areas of the structure to the association of the Purchaser/s;
- (x) The Developer/Owner has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Project to the competent authorities;
- (xi) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Developer/Owner in respect of the Project Land and/or the Project except those disclosed in the title report.

25. **It is clearly understood and agreed by the Parties that –**

- 25.1 The Developer/Owner reserves to itself the unfettered right to the full, free and complete right of way and means of access over, along and under all the internal access roads in the Project Land and any common rights of ways with the authority to grant such rights to the Purchaser/s and/or users of apartment(s)/Flat(s)/premises/units in the Building(s)/Wing(s) being constructed on the Project Land (present and future) at all times and the right of access to the Project Land for the purpose of installing, repairing, maintaining and inspecting the ancillary structures such as pump rooms, motor rooms, watchman rooms, sewage treatment plant, underground tanks, substation of power supply company etc. situated on the Project Land and also to lay and connect drains, pipes, cables and other service lines and amenities (including underground and overhead) other amenities necessary for the full and proper use and enjoyment of the Project Land

and if necessary to connect the drains, pipes, cables etc. under, over or along the Project Land appurtenant to each and every building to be constructed on the Project Land (including the Building) without in any way obstructing or causing nuisance to the ingress and egress of the Purchaser/s /other occupants of apartment(s)/Flat(s)/premises/units in building constructed on the Project Land till such time the Project Land is handed over to the association/society/condominium/limited company/Apex Body/Apex Bodies.

25.2 Necessary provisions for the above shall be made in the transfer documents such as deeds of transfer/assignment/declaration/deeds of Flat to be executed in respect of the sale/transfer of apartment(s)/Flat(s)/premises/units in the buildings to be constructed on the Land. The Purchaser/s hereby expressly consents to the same.

26. **Brand Name & Project Name**

26.1 It is agreed by the Purchaser/s that the name of the Project “Godrej Urban Park” or of the individual towers may be changed at the sole discretion of the Developer/Owner in accordance to the Relevant Laws.

26.2 It is further agreed by the Purchaser/s that the association of the brand name “Godrej” (in its registered logo form) or a combination of words with prefix as “Godrej” (“**Brand Name**”) shall at all times be subject to the sole control of Godrej Properties Limited (“**GPL**”). It is agreed and accepted by the Purchaser/s that the Brand Name shall always be used in the form in which it is registered with the concerned authorities and the color combination, the design; the appearance shall not be changed under any circumstances, unless GPL has itself informed in writing about any change in the logo/Brand Name. The Brand Name will be associated with the Project including Project Land and the Building. However, it shall be the sole discretion of GPL to associate its name / Brand name with the association / Apex Body / Apex Bodies (which would be formed gradually), on such terms and conditions as may deem fit by GPL. It is further agreed that the association of the Brand Name shall not, under any circumstances, be construed as a license or any other interest granted to any person in the Brand Name and all intellectual property rights in and arising out of or connected with the Brand Name and ownership of the Brand Name shall at all times vest in and be held exclusively by the GPL. The Purchaser/s further agree/s to not use the Brand Name and / or any intellectual property in the Brand Name in any manner and for any purpose whatsoever except as otherwise permitted by GPL. The Purchaser/s and the association / Apex Body / Apex Bodies of the Flat purchasers shall not be entitled to change the name of the Project / Building/s without written consent of GPL.

27. **Representations by Third Parties**

The Purchaser/s acknowledge(s), agree(s) and undertake(s) that the Purchaser shall neither hold the Developer/Owner or any of its sister concerns/ affiliates liable/ responsible for any representation(s)/ commitment(s)/offer(s) made by any

third party to the Purchaser/s nor make any claims/demands on the Developer/Owner or any of its sister concerns/ affiliates with respect thereto.

28. **Transfer**

Only after handover of possession of the Flat and prior to formation of provisional managing committee of the society/apex body/common organization formed in respect of the Project, the Purchaser/s may transfer his rights, title and interest in the Flat under this Agreement to any third person / entity after obtaining prior written consent of the Developer/Owner. Any such transfer by the Purchaser/s shall be subject to the terms and conditions of this Agreement, Relevant Laws, notifications/ governmental directions, the Purchaser/s submitting documentary proof as may be required by the Developer/Owner, payment of the monies due and payable by the Purchaser/s under this Agreement and payment of applicable transfer / administrative fee of Rs.4424/- (Rupees Four Thousand Four Hundred and Twenty Four only) per square meter plus taxes as applicable on the Total Area of the Flat to the Developer/Owner. Further, the Developer/Owner reserves the right to allow such transfer at its sole discretion.

29. **Obligations, Covenants, Representations of Purchaser/s**

29.1 The Purchaser/s or himself/themselves with intention to bring all persons into whosoever hands the Flat may come, hereby covenants, represents with the Developer/Owner as follows:-

- (i) To maintain the Flat at the Purchaser/s's own cost in good and tenantable repair and condition from the date of possession of the Flat is taken and shall not do or suffer to be done anything in or to the building in which the Flat is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Flat is situated and the Flat itself or any part thereof without the consent of the local authorities, if required.
- (ii) Not to store in the Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Flat is situated, including entrances of the building in which the Flat is situated and in case any damage is caused to the building in which the Flat is situated or the Flat on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach.

- (iii) To carry out at his own cost all internal repairs to the Flat and maintain the Flat in the same condition, state and order in which it was delivered by the Developer/Owner to the Purchaser/s and shall not do or suffer to be done anything in or to the building in which the Flat is situated or the Flat which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchaser/s committing any act in contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- (iv) Not to demolish or cause to be demolished the Flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat is situated nor shall demand partition of the Purchaser's interest in the Flat and shall keep the portion, sewers, drains and pipes in the Flat and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, parris or other structural members in the Flat without the prior written permission of the Developer/Owner and/or the society or the limited company.
- (v) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the land and the building in which the Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- (vi) The Purchaser/s / association / Apex Body / Apex bodies (as the case may be) shall maintain the documents/plans handed over by the Developer to the Purchaser/s / association / Apex Body / Apex bodies (as the case may be) and shall also preserve and maintain the subsequent periodical structural audit reports and repair history and to check and to carry out fire safety audit time to time as per the requirement of C.F.O through authorized agencies of MCGM. The Purchaser/s / association / Apex Body / Apex bodies (as the case may be) shall carry out necessary repair/structural audit/fire at regular intervals.
- (vii) Not hold MCGM liable for the deficient open spaces in the Project in the future.
- (viii) Not raise any objection for neighborhood development with deficient open space in future.
- (ix) Not hold MCGM liable for the following in future:
  - (a) failure of mechanical car parking system/car lifts;

- (b) the proposed inadequate sizes of the rooms; and
  - (c) inadequate maneuvering space of car parking.
- 
- (x) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Flat in the compound or any portion of the land and the building in which the Flat is situated.
  - (xi) That the dry and wet garbage shall be separated and the wet garbage generated in the Building/ Wing shall be treated separately on the Project Land by the residents/occupants of the Building/Wing in the jurisdiction of Municipal Corporation of Greater Mumbai.
  - (xii) Pay to the Developer/Owner within fifteen days of demand by the Developer/Owner, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Flat is situated.
  - (xiii) To bear and pay (i) increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Flat by the Purchaser/s for any purposes other than for the purpose for which it is sold; and (ii) charges, if any applicable in relation to the payment/s made in terms hereof using credit cards, debit cards or any other modes of payment.
  - (xiv) Not cause any nuisance, hindrance, disturbance and annoyance to other purchasers of apartment(s)/Flat(s)/premises/units in the Building or other occupants or users of the Building, or visitors to the Building, and also occupiers of any adjacent, contiguous or adjoining properties;
  - (xv) Permit the Developer/Owner and their surveyors and agents with or without workmen and others at all reasonable times to enter into and upon the Flat or any part thereof, to view and examine the state and condition thereof or to repair the same, at the cost of the Purchaser/s;
  - (xvi) Not to cover or enclose in any manner whatsoever, the open terrace/s, the open balcony/ies, verandah, car parking space/s or other open spaces forming a part or appurtenant to the Flat/s in the Building, without the prior written permission of the Developer/association/concerned authorities;
  - (xvii) After possession of the Flat is handed over the Purchaser/s, the Purchaser/s may insure the Flat from any loss, theft, damage caused due to human intervention or due to any act of god or other force majeure incident including fire, riot, strikes, earthquakes, natural calamity or any

other cause beyond reasonable human control, and the Developer/Owner shall not be responsible for any loss/damage suffered thereafter.

(xviii) The Purchaser/s and/or the Developer/Owner shall present this Agreement as well as the conveyance and / or any other document as may be required, in accordance to the provisions of the Registration Act, 1908.

(xix) The Purchaser/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Flat until all the dues payable by the Purchaser/s to the Developer/Owner under this Agreement are fully paid up.

(xx) The Purchaser/s shall observe and perform all the rules and regulations which the society or the limited company or Apex Body or federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Flats therein and for the observance and performance of the Building rules, regulations and bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the society/limited company/Apex Body/federation regarding the occupancy and use of the Flat in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

(xxi) Till a conveyance of the structure of the building in which Flat is situated is executed in favour of society/limited society, the Purchaser/s shall permit the Developer/Owner and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

(xxii) Till a conveyance of the Project Land is situated is executed in favour of Apex Body or federation, the Purchaser/s shall permit the Developer/Owner and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Project Land or any part thereof to view and examine the state and condition thereof.

(xxiii) Usage of Flat Areas & Car Parks by Purchaser

The Purchaser/s agree(s) to use the Flat or any part thereof or permit the same to be used only for the purpose of residence only. The Purchaser/s further agree(s) to use the garage or parking space only for the purpose of keeping or parking car.



- (xxiv) The Purchaser/s hereby confirms/s and acknowledge/s that the specifications mentioned in the advertisement / communications or the sample Flat / mock Flat and its colour, texture, the fitting(s) / fixture(s) or any installations depicted therein are only suggested and the same are not intended to be provided as a standard specifications and/or services or cannot be construed as the same. The Purchaser/s has/have not relied on the same for his/her/their/its decision to acquire the Flat in the Project and also acknowledges that the Purchaser/s has/have seen all the sanctioned layout plans and the time schedule of completion of the Project.
- (xxv) The Purchaser/s undertakes that the Purchaser/s has/have taken the decision to purchase the Flat in the Project out of his/her/their own free will, based solely upon the information provided along with the documents enclosed, after giving careful consideration to the nature and scope of the entire development explained to the Purchaser/s by the Developer/Owner in person including the disclosures contained herein and on the basis of the specifications, locations, quality, services, etc. contained in this Agreement.
- (xxvi) Save and except the information / disclosure contained herein the Purchaser/s confirm/s and undertake/s not to make any claim against Developer/Owner or seek cancellation of the Flat or refund of the monies paid by the Purchaser/s by reason of anything contained in other information / disclosure not forming part of this Agreement including but not limited to publicity material / advertisement published in any form or in any channel.
- (xxvii) The Purchaser/s agrees and undertakes that the Developer/Owner shall not be responsible in any manner whatsoever in case of any attachment or other proceedings that may be made or taken in respect of the Flat and/or Car Park(s) by concerned authorities due to non-payment by the Purchaser/s or any other apartment/Flat purchaser of their respective proportion of the taxes / outgoings payable to the concerned authorities on account of default in making such payments.
- (xxviii) To comply with all the terms and conditions as mentioned in this Agreement including but not limited to payment of all such amounts within the timelines stipulated under clause 4.1 of this Agreement or as and when demanded by the Developer/Owner.

### 30. **Rights of the Developer/Owner**

#### 30.1 Developer's obligation for obtaining occupation certificate (OC)/completion certificate (CC)

The Developer/Owner 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 Flat to the Purchaser/s, obtain from the concerned local authority occupancy and /or completion certificates in respect of the Flat.

### 30.2 Hoarding rights

The Purchaser/s hereby consents that the Developer/Owner may and shall always continue to have the right to place/erect hoarding/s on the Land, of such nature and in such form as the Developer/Owner may deem fit and the Developer/Owner shall deal with such hoarding spaces as its sole discretion until conveyance to the association / Apex Body / Apex Bodies and the Purchaser/s agree/s not to dispute or object to the same. The Developer/Owner shall not be liable to pay any fees / charges to the association / Apex Body / Apex Bodies for placing / putting up the hoarding/s; provided that if any municipal taxes become payable for such use, then the same shall be borne and paid by the Developer/Owner and/or by the transferee (if any).

### 30.3 Retention

Subject to, and to the extent permissible under the Relevant Laws, the Developer/Owner may, either by itself and/or its nominees/associates/affiliates also retain some portion / units/ apartment/Flats in the Project which may be subject to different terms of use, including as a guest house / corporate apartment/Flats.

### 30.4 Unsold apartment/Flat

- (i) All unsold and/or unallotted apartment(s)/Flat(s)/premises/units, areas and spaces in the Building /Residential Complex, including without limitation, parking spaces and other spaces in the basement and anywhere else in the Building / Project and Project Land shall always belong to and remain the property of the Developer/Owner at all times and the Developer/Owner shall continue to remain in overall possession of such unsold and/or unallotted apartment(s)/Flat(s)/premises/units and shall be entitled to enter upon the Project Land and the Building / Project to enable it to complete any unfinished construction work and to provide amenities and facilities as the Developer may deem necessary.
- (ii) The Developer/Owner shall without any reference to the Purchaser/s, association / Apex Body / Apex Bodies, be at liberty to sell, let, sub-let, dispose of or otherwise deal with in any manner whatsoever all such unsold and/or unallotted apartment(s)/Flat(s)/premises/units and spaces therein, as it deems fit. The Developer/Owner shall be entitled to enter in separate agreements with the purchasers of different apartment(s)/Flat(s)/premises/units in the Building / Project on terms and conditions decided by the Developer/Owner in its sole discretion and shall without any delay or demur enroll the new purchaser/s as member/s of the association / Apex Body / Apex Bodies. The Purchaser/s and / or the

association / Apex Body / Apex Bodies shall not claim any reduction in the Total Consideration and/or any damage on the ground of inconvenience and /or nuisance or on any other ground whatsoever. Further, the Developer/Owner shall not be liable to pay / contribute any amount on account of non-occupancy charges or for any other charges / fund provided for under the bye-laws, rules and regulations or resolutions of the association / Apex Body / Apex Bodies.

### 30.5 Basement/Podiums

The Purchaser/s hereby consents to the Developer/Owner dividing the basement into car parking spaces, store rooms, storage spaces and any other areas as may be decided by the Developer/Owner. The Developer/Owner shall be entitled to allot, grant a right to use of, sell, let, sub-let, dispose of or otherwise deal with in any manner whatsoever such spaces and areas in the Project to the extent permissible under the Relevant Laws.

### 30.6 Assignment

The Developer/Owner may at any time assign or transfer (by way of lease, mortgage, sale or otherwise), in whole or in part, its rights and obligations in respect of the Project in accordance with the Relevant Laws. On such transfer, the assignee or transferee of the Developer/Owner shall be bound by the terms and conditions herein contained.

### 30.7 Additional Construction

The Purchaser hereby consents that the Developer/Owner shall be entitled to construct any additional area/structures in the Project as the Developer/Owner may deem fit and proper and the Developer/Owner shall, at its sole discretion, deal with and/or dispose of the same without any reference to the Purchaser/s and/or the association / Apex Body / Apex Bodies, upon its formation/registration, as the case may be, in accordance with the terms of the Relevant Laws and the Purchaser/s agrees not to dispute or object to the same. The right hereby reserved shall be available to the Developer/Owner until the complete optimization of the Project.

### 30.8 Mortgage & Security

The Developer/Owner if it so desires shall be entitled to create security on the Project Land together with the building/s being constructed thereon (including the Building) by availing loans/financial assistance/credit facilities from banks/financial institutions, against securities thereof, save and except the Flat allotted hereunder. The Developer/Owner shall be entitled to and be at liberty to sign mortgage deeds, loan agreements and other documentation whether legal or in English form or by way of deposit of title deeds, save and except the Flat, provided the Developer/Owner shall be the principal debtor and it shall be the sole responsibility of the Developer/Owner to repay such loan amount with interest,

charges and expenses thereon, in any case on or before the assignment/transfer of the Project Land (or any part thereof) and building/s constructed thereon in favour of the association / Apex Body / Apex Bodies in accordance with Clause 21.3 above. The Purchaser/s hereby gives express consent to the Developer/Owner to raise such financial facilities against security of the Project Land together with the building(s) being constructed thereon (including the Building) and mortgage the same with banks/financial institutions as aforesaid, save and except the Flat agreed to be transferred hereunder.

**31. Appointment of Vendors:**

**31.1 For internet and cable facility**

The Developer/Owner has informed the Purchaser/s and the Purchaser/s is/are aware & agree that in order to provide a common and better quality service the Developer/Owner shall decide on the specifications and vendors for providing T.V./Internet – Cable and dish antennae network in the Building and other buildings constructed / to be constructed upon the Project Land. The aforesaid rights are retained by the Developer to itself permanently and the Developer/Owner shall be entitled to deal with and dispose of and/or assign the said rights in favour of such person or corporate body as the Developer/Owner may determine save and unless the Developer/Owner relinquish the said rights. The consideration received for such assignment shall belong to the Developer alone. In view thereof, the Purchaser/s and /or other occupants of apartment(s)/Flat(s)/premises/units in the Building shall not have a right to obtain T.V. / Internet and or other dish antenna network facilities either alone or jointly with others through any other agents but shall obtain the T.V. / Internet and or other dish antenna network facilities from the Developer/Owner or the assignee(s) of the Developer/Owner save and except in case of relinquishment as aforesaid. The Purchaser/s and/or occupants of apartment(s)/Flat(s)/premises/units in the Building and/or the association / Apex Body / Apex Bodies shall pay the charges (including deposits) as may be charged by the Developer/Owner and/or such assignee(s) as aforesaid for availing the transmission facilities and network as aforesaid and shall give to them all necessary co-operation of enabling them install, maintain and repair the equipment thereof and shall not be entitled to charge the Developer/Owner and/or their assignee(s) as aforesaid any amount for the said rights or incidental thereto.

**31.2 Other Vendors:**

The Purchaser agrees that the agreements/contracts/understandings entered into by the Developer with third party operators/vendors running/operating/managing the amenities/facilities being provided by the Developer in the Project shall be novated by the Developer in the name of the society/common organization of the Purchasers to be formed in future. The Purchaser hereby acknowledges that contents of this provision shall be treated as express consent of the customer at the time of novation of aforesaid agreements.

32. **Right of Purchaser/s to the Flat and Common Areas**

Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the Flat or of the said Project Land and Building or any part thereof. The Purchaser/s shall have no claim save and except in respect of the Flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Developer/Owner until the said structure of the building is transferred to the society/limited company or other body and until the Project Land is transferred to the Apex Body / federation as hereinbefore mentioned.

33. **Binding effect**

Executing this Agreement with the Purchaser/s by the Developer/Owner does not create a binding obligation on the part of the Developer/Owner until the Purchaser/s appear/s for registration of this Agreement before the concerned sub-registrar as and when intimated by the Developer/Owner.

34. **Entire agreement**

This Agreement contains the whole agreement between the Parties in respect of the subject matter and shall not be modified (whether by alteration, addition or omission) otherwise than by writing duly signed by all the Parties. This Agreement constitutes the entire understanding / agreement between the Parties and there are no promises or assurances or representations, oral or written, express or implied, other than those contained in this Agreement. The Purchaser/s hereby expressly admits acknowledges and confirms that no terms, conditions, particulars or information, whether oral, written or otherwise, given or made or represented by the Developer/Owner and/or its agents to the Purchaser/s and/or his agents, including those contained/given in any advertisement or brochure or publicity materials, other than such terms, conditions and provisions contained herein shall be deemed to form part of this Agreement or to have induced the Purchaser/s in any manner to enter into this Agreement. This Agreement supersedes all previous arrangement, agreement, exchange of documents including marketing materials brochures etc.

35. **Provisions of this Agreement applicable to the Purchaser/s / subsequent Purchaser/s**

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

36. **Severability**

Any provision of this Agreement which is prohibited, unenforceable or is declared or found to be illegal, unenforceable or void shall, be ineffective only to the extent of such prohibition or unenforceability without invalidating the remainder of such provision or the remaining provisions of this Agreement or affecting the validity or

enforceability of such provision in any other jurisdiction. If any such prohibition or unenforceability substantially affects or alters the residual terms and conditions of this Agreement, the Parties shall negotiate in good faith to amend and modify the provisions and terms of this Agreement as may be necessary or desirable in the circumstances to achieve, as closely as possible, the same terms, covenants and conditions as were there in this Agreement prior to such prohibition or unenforceability.

37. **Waiver**

Any delay tolerated or indulgence shown by the Developer/Owner, in enforcing the terms, conditions, covenants, stipulations and/or provisions of this Agreement, or any forbearance, or giving of time, to the Purchaser/s by the Developer/Owner, shall not be treated/construed /considered, as a waiver or acquiescence on the part of the Developer of any breach, violation, non-performance or non-compliance by the Purchaser/s of any of the terms, conditions, covenants, stipulations and/or provisions of this Agreement, nor shall the same in any manner prejudice, the rights/remedies of the Developer/Owner.

38. **Method of calculation of proportionate share wherever referred to in the Agreement**

Wherever in this Agreement it is stipulated that the Purchaser/s has to make any payment, in common with other purchaser/s in Project, the same shall be in proportion to the Carpet Area of the Flat to the carpet area of all the apartment(s)/Flat(s) in the Project.

39. **Further assurances**

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

40. **Place of execution**

The execution of this Agreement shall be complete only upon its execution by the Purchaser/s and the Developer/Owner through its authorized signatory of the Developer/Owner at the Developer's Office and simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar and this Agreement shall be deemed to have been executed at Mumbai.

41. **Present for registration**

The Purchaser/s and/or Developer/Owner shall present this Agreement as well as the conveyance at the proper office of registration within the time limit prescribed by the Registration Act and the Developer/Owner will attend such office and admit execution thereof.

42. **Notices**

42.1 Any notice, demand or other communication including but not limited to the Purchaser's default notice to be served under this Agreement may be served upon any Party by registered post with acknowledgement due or through speed post or through courier service at the address mentioned below, or through e-mail or at such other address as it may from time to time be notified in writing to the other Party.

**To the Purchaser:**

Name : **Mrs. Shilpa Anil Patel**  
Address : **Near Laxmi Narayan Mandir, B/19. Mugdum Niwas,  
Chikkiwala Chawl, Sakinaka, Mumbai Maharashtra  
400072 India**  
Notified E-mail ID : **kirti.patel11@gmail.com**

**To the Developer/Owner:**

Name : Godrej Properties Limited  
Address : Godrej One, 5<sup>th</sup> Floor, Pirojshanagar,  
Eastern Express Highway,  
Vikhroli (East), Mumbai - 400 079  
Notified E-mail ID : notice.chandivali@godrejproperties.com

42.2 In case of more than one Purchaser/s, default notice, letters, receipts, demand notices to be served under this Agreement may be served upon to the first mentioned Purchaser/s onto the above mentioned address or any address later notified by the first mentioned Purchaser/s and the same shall be a sufficient proof of receipt of default notice, letters, receipts, demand notices and other communication by all the Purchaser/s and the same shall fully and effectively discharge the Developer/Owner of its obligation in this regard.

In case of change of address of the Purchaser/s, the same shall be informed to the Developer/Owner well in advance by the Purchaser/s.

43. **Satisfied with the Developer/Owner's title**

The Purchaser/s hereby declare/s that he/she/they/it has gone through this Agreement and all the documents relating to the Project Land /Building and has expressly understood the contents, terms and conditions of the same and the Developer/Owner has entered into this Agreement with the Purchaser/s relying solely on the Purchaser/s agreeing, undertaking and covenanting to strictly observe, perform, fulfill and comply with all the terms and conditions, covenants, stipulations, obligations and provisions contained in this Agreement and on part of the Purchaser/s to be observed, performed and fulfilled and complied with and therefore, the Purchaser/s hereby jointly and severally (as the case may be) agrees,

undertake/s and covenant/s to indemnify, save, defend and keep harmless at all times hereafter, the Developer/Owner and their successors and assigns from and against all costs, charges, expenses, losses, damages, claims, demands, suits, actions, proceedings, prosecutions, fines, penalties and duties which they or any of them may have to bear, incur or suffer and/or which may be levied or imposed on them or any of them, by reason or virtue of or arising out of any breach, violation, non-observance, non-performance or non-compliance of any of the terms, conditions, covenants, stipulations and/or provisions hereof by the Purchaser/s.

44. **Joint Purchaser/s**

That in case there are Joint Purchaser/s all communications shall be sent by the Developer/Owner to the Purchaser/s whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Purchaser/s.

45. **Stamp duty and Registration charges**

The Developer/Owner has availed 50% reduction in premium as per government notification no. TPS-1820/AN-27/P.K.80/20/UD-13 dated 14<sup>th</sup> January, 2021 and accordingly the Developer/Owner shall pay the stamp duty and registration charges of this Agreement. The Purchaser hereby confirms and undertakes to provide the Developer with certificate as per the draft annexed hereto as **Annexure "K"**.

46. **Arbitration**

In case the Parties are unable to settle their disputes within 15 days of intimation of dispute by either Party, the Parties shall in the first instance, if permitted under Relevant Laws, have the option to settle through arbitration in accordance to the procedure laid down under the Relevant Laws. Costs of arbitration shall be shared equally by the parties. The award of the Arbitrator shall be final and binding on the parties to the reference. The arbitration proceedings shall be conducted in English only and be held at an appropriate location in Mumbai.

47. **Governing Law**

That the rights and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Mumbai courts will have the jurisdiction for this Agreement. Further, all the terms & conditions, rights and obligations of the parties as contained hereunder shall be subject to the provisions of Real Estate (Regulation and Development) Act, 2016 ("**Act**") and the Rules and Regulations made thereunder ("**Rules and Regulations**") and the exercise of such rights and obligations shall be subject to the provisions of the Act and the Rules and Regulations made thereunder. Any change so prescribed by the Act shall be deemed to be automatically included in this Agreement and similarly any such provision which is inconsistent or contradictory to the Act shall not have any effect.



**FIRST SCHEDULE**  
**(Description of Land)**

All those pieces or parcels of land bearing (i) C.T.S No. 24; (ii) C.T.S. No. 24/1; (iii) C.T.S. no. 24/2 and (iv) C.T.S. no. 24/3, admeasuring in aggregate approximately 12,830.9 sq. meters or thereabouts situated at Chandivali Farm Road, Chandivali, Mumbai and having boundaries as follows:

- On or towards the North : 9.15 meters wide existing road;
- On or towards the South : CTS NO. 11A, 11A/400;
- On or towards the East : Existing Road & 9.15 meters wide DP road; and
- On or towards the West : 18.30 meters wide existing road (Chandivali road).

**SECOND SCHEDULE**  
**(Description of Project Land)**

All those pieces or parcels of land bearing (i) portion of C.T.S No. 24, (ii) C.T.S No. 24/1, (iii) C.T.S No. 24/2, and (iv) C.T.S No. 24/3, admeasuring in aggregate approximately 10,984.01 square meters or thereabouts situated at Chandivali Road, Chandivali, Mumbai and having boundaries as follows:

- On or towards the North : 9.15 meters wide existing road;
- On or towards the South : AOS/Reservation;
- On or towards the East : Existing Road & 9.15 meters wide DP road; and
- On or towards the West : 18.30 meters wide existing road

**THIRD SCHEDULE**  
**(Description of Flat)**

Flat No. **305** admeasuring **41.51** square meters of Carpet Area and Exclusive Areas admeasuring **6.63** square meters of the Flat aggregating to **48.14** square meters on the **3rd** floor in Tower "**6**" of project known as "**Godrej Urban Park**" along with an exclusive right to use **01 (One)** covered parking space/s, i.e. **01 (One)** Dependent Car Park bearing Nos. **GURPB1LS0177** having size **2.5 mtrs. X 5.5 mtrs. X 1.8 mtrs.** (*breadth x length x vertical clearance*), located on **Basement 1** level of the Building(s)/Wing(s).

**IN WITNESS WHEREOF** Parties hereinabove named have set their respective hands and signed this Agreement at Mumbai, in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED by the )  
withinnamed **Developer/Owner,** )  
**GODREJ PROPERTIES LIMITED** )  
through its Authorized Signatory )  
**Mr. Norbert Mendes** )  
 )  
in the presence of ..... )

1. \_\_\_\_\_
2. \_\_\_\_\_

SIGNED AND DELIVERED by the )  
withinnamed **Purchaser/s** )  
 )  
**Mrs. Shilpa Anil Patel** )  
 )  
 )  
**Mr. Kirti Anil Patel** )  
 )  
 )  
 )  
 )  
 )

- in the presence of .....
1. \_\_\_\_\_
  2. \_\_\_\_\_

SIGNED AND DELIVERED by the )  
withinnamed **Purchaser/s** )  
\_\_\_\_\_, through its Authorized )  
Signatory/ representative vide Board/ )  
Partner's Resolution dated \_\_\_\_\_ )  
 )  
In the presence of : )  
1. \_\_\_\_\_ )  
2. \_\_\_\_\_ )

## **RECEIPT**

Received from within named Purchaser/s, a sum of **Rs.15,47,032/- (Rupees Fifteen Lakh Forty Seven Thousand Thirty Two only)** being part payment of the Total Consideration payable in terms of this Agreement plus taxes vide RTGS/Telegraphic Transfer directly into the bank account of the Developer being Account No. 920020065457350 With Axis Bank, Fort – Mumbai Branch.

We say received.

For **Godrej Properties Limited**

**Authorized Signatory**