

## AGREEMENT FOR SALE

This AGREEMENT FOR SALE (hereinafter referred to as "**Agreement**", which expression shall include the Schedule(s) hereof and all amendments to be made from time to time) is executed on this .....day of ....., 20.....

### By and Between

1. M/s. Privue Builders Private Limited (CIN no.....), a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at 819 - Naurang House Kasturba Gandhi Marg Delhi - 110001 (PAN .....), hereinafter referred to as "**Seller/Builder/Developer/Vendor**" which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns represented by its Authorized Signatory/Director \_\_\_\_\_ S/o \_\_\_\_\_ aged\_\_\_\_ R/o\_\_\_\_\_ (Aadhar No....., PAN .....) authorized vide board resolution dated \_\_\_\_\_
2. **The Persons/entities specified in Schedule G** hereto hereinafter referred to as "**Owners/Landowners**" which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include its assigns and legal successor (s) in interest;

**All the parties mentioned above hereinafter collectively referred to as "First Party/Promoter"**

[AND]

3. Mr./ Ms. ...., (Aadhar No.....) son / daughter of.....,aged about....., residing at.....,(PAN no.....), hereinafter called the "**Allottee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the allottee and his/her heirs, executors, administrators, successors-in-interest and permitted assigns).

[Please insert details of other Allottee(s), in case of more than one Allottee]

The Promoter and Allottee shall hereinafter collectively be referred to as the "**Parties**" and individually as a "**Party**".

#### **INTERPRETATIONS / DEFINITIONS:**

For the purpose of this Agreement for Sale, unless the context otherwise requires,-

- a) "Act" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016);
- b) "Authority" means Uttar Pradesh Real Estate Regulatory Authority;
- c) "**Association of Allottees (AOA)**" shall mean and include the Maintenance Society/Resident Welfare Association (RWA)/Association/Society or anybody, by whatever name called, that may be formed as per requirement of clause (e) of sub section (4) of section 11 of the Act;
- d) "**Common Areas and Facilities of the Project**" shall mean such common areas, facilities, equipment and spaces in the Project other than declared as independent area or limited common area) which are meant for common use and enjoyment of all the occupants of the Project and more particularly described in **Schedule F** attached hereto;
- e) "**Delay Payment Interest**" means the amount to be paid on account of delay in the payment of any/all charges/installment calculated at the Interest Rate (Specified herein below) and shall include compensation for any loss caused due to delay in payment or any other loss caused to the developer;
- f) "**Entire Group Housing Project**" shall mean and include the \_\_\_ multi-storied buildings having constructed over \_\_\_\_\_ at Village- \_\_\_\_\_, Tehsil- \_\_\_\_\_, District- Lucknow along with all the units, shops, parking spaces, common areas and facilities, limited common areas and facilities, open

spaces, amenities, Club House etc. and all that is to be constructed and there about lying upon the schedule land and collectively named as ‘ \_\_\_\_\_ ’

g)

h) "**Government**" means the Government of Uttar Pradesh;

i) "**Interest Rate**" means the rate equals to MCLR (Marginal Cost of Lending Rate) on home loan of State Bank of India +1% or such other rate as may be applicable from time to time as per the Act and Rules;

j) "**Independent Areas**" means the areas which have been declared but not included as common areas for joint use of apartments and may be sold by the developer without the interference of other apartment owners;

k) "**Limited Common Area of the Project**" means those common areas and facilities which are designated in writing by the developer before the allotment, sale or other transfer of any Apartment/unit as reserved for use of certain Apartment/unit to exclusion of other Apartment/unit(s).

l) "**Maintenance Agency**" shall mean a company, firm, Association or body or such other persons as may be appointed by the developer or the Association of Allottee(s) for the purpose of maintenance of the said project;

m) "**Project**" shall mean and include the \_\_\_ multi-storied buildings from \_\_\_ buildings of "**Entire Group Housing Project**" having Ground + \_\_\_ Floors constructed over \_\_\_\_\_ at Village- \_\_\_\_\_, Tehsil- \_\_\_\_\_, District- Lucknow along with all the units, shops, parking spaces, common areas and facilities, limited common areas and facilities, open spaces etc. and all that is constructed / to be constructed and there about lying upon the project land and collectively named as '**Jashn Elevate Phase 3**'.

n) "**Project Land**" shall mean part of scheduled land admeasuring \_\_\_\_\_ square meters lying and situated at Khasra No. \_\_\_\_\_ situated at \_\_\_\_\_, Tehsil- \_\_\_\_\_, District- Lucknow;

o) "**Scheduled Land**" means the land area of which the promoter(s) is the absolute and lawful owner, bearing Arazi/Khasara Nos. \_\_\_\_\_ having land area admeasuring \_\_\_\_\_ sq. mtr. situated at \_\_\_\_\_, Tehsil- \_\_\_\_\_, District- Lucknow and is designated for the development of the "Entire Group Housing Project";

p) "**Rules**" means the Real Estate (Regulation and Development) Rules, 2016 as amended from time to time;

q) "**Regulations**" means the Regulations made under the Real Estate (Regulation and Development Act), 2016;

r) "**Section**" means a section of the Act.

**WHEREAS:**

## **A. LAND DESCRIPTION-**

1. Pursuant to several Sale Deeds executed between the Erstwhile Owners and the Promoters, namely M/s Privue Builders Private Limited, M/s Longtail Capital Limited, and M/s P J Metals Private Limited, absolute and comprehensive rights, title, and interest in the scheduled land, identified by Khasra No. \_\_\_\_\_, with a total area of \_\_\_\_\_ square meters, situated at \_\_\_\_\_, Tehsil- \_\_\_\_\_, District- Lucknow, have been duly acquired. These transactions have been recorded through various sale deeds, duly registered at the office of the Sub-Registrar, Lucknow.
  2. That all the promoters have entered into a Consortium Agreement with M/s Privue Builders Private Limited, serving as the lead member for development of the Scheduled Land, which is registered before Sub registrar Lucknow at Book No. 4, Volume No. 695, Page No. 65 to 88 as document no. 438 on 25.07.2023.
- B. The Developer and lead member, i.e. Privue Builders Private Limited, is fully competent to enter into this Agreement, having fulfilled all legal formalities concerning the right, title, and interest associated with the project land, upon which the Project is intended to be constructed.
- C. The scheduled Land is earmarked for the purpose of constructing a residential township, comprising \_\_\_ multistoried apartment buildings namely \_\_\_\_\_ (**“Entire GH project”**). In phase 3 of the project Tower \_\_\_ & \_\_\_ is proposed and the project shall be known as “Jashn Elevate Phase 3” (“project”);
- D. The Lucknow Development Authority (“LDA”) has granted commencement certificate to develop the project vide approval dated \_\_\_\_\_ bearing registration no. \_\_\_\_\_.
- E. The Developer has obtained the layout plan, sanctioned plan, specifications and all necessary approvals for the Project and also for the apartment or building, as the case may be, from LDA. The Developer agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with section 14 of the act and other laws as applicable;

- F. The Developer has registered the Project under the provisions of the Act with the Uttar Pradesh Real Estate Regulatory Authority at Lucknow on \_\_\_\_\_ under registration no. \_\_\_\_\_. The exhaustive list of details of the promoter and Project are available on the website (www. up-rera.in) of the Authority;
- G. The Allottee had applied for an apartment in the Project vide application No.....dated .....and has been allotted apartment No.....having carpet area of ..... square meters, type....., on.....floor in Building No.....("Building") along with one right to use of covered parking as permissible under the applicable law and of pro rata share in the common areas ("**Common Areas**") as defined under clause (d) of Rule 2(1) of U.P. Real Estate (Regulation & Development) Rules, 2016 and in Schedule F and deed of declaration submitted before the concerned authority (hereinafter referred to as the "**Apartment/Unit**" more particularly described in **Schedule-A** and the floor plan of the apartment is annexed hereto and marked as **Schedule-B**);
- H. The allottee hereby acknowledges and agrees that parking allocation (whether in the Basement, Stilt, or Open, as the case may be) will be granted by the promoter on a first-come, first-served basis. The size, location, and slot of the parking space will be determined solely by the promoter in accordance with the final parking plan, and such details will be communicated at the time of registry of the apartment in favor of allottee.
- I. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;
- J. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;
- K. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;
- L. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the developer hereby agrees to sell and the Allottee hereby agrees to purchase the Apartment and

right to use of one covered parking (if applicable) as specified in Para G. The Allottee acknowledges the obligation to make additional payments for any extra parking space.

M. That the Allottee understands that the developer is undertaking this project as per the applicable laws, notifications, rules and regulations applicable to the Land and also understands the limitations and obligations of the developer in respect of it.

**NOW THEREFORE, in consideration of the mutual representations, covenants, assurances, promises and agreements contained herein and other good and valuable consideration, the Parties agree as follows:**

**1. TERMS**

1.1.1. Subject to the terms and conditions as detailed in this Agreement, the developer agrees to sell to the Allottee and the Allottee hereby agrees to purchase the Apartment as specified in para G.

1.1.2. Both the parties confirm that they have read and understood the provisions of section -14 of the act.

1.2. The Unit price for the Apartment based on the carpet area is Rs..... (Rupees..... only (**'Unit Price'**)):

Block/Building/Tower no..... Apartment no..... Type..... Floor..... Carpet Area.....	Rate of Apartment Rs.....per square meter (Rs..... Per sq. foot)*
Unit Price (in rupees)	

The Breakup of the above price is as under:

<b>Particular</b>	<b>Amount (in Rs.)</b>
Cost of the Unit/ Apartment	Rs.
Right to use of Covered Car Parking	
Additional Charges	
<b>Unit Price</b>	
One Year Advance Maintenance	_____/-

Charges	
IFMS	
GST and Other Taxes	
<b>Total Price</b>	_____/-

Note: GST on the cost of the Apartment is presently calculated at ...% (effective rate) on the entire cost of the Apartment. Any future increase or decrease in GST will be adjusted only after the full payment of the total price specified above at the time of executing the sale deed.

**Explanation:**

- (i) The Total Price above includes the booking amount paid by the Allottee to the developer towards the Apartment;
- (ii) The Total Price above includes Taxes (consisting of tax paid or payable by the developer by way of GST and other taxes which may be levied, in connection with the construction of the Project payable by the developer, by whatever name called) up to the date of handing over the possession of the apartment to the Allottee and the Project to the association of Allottees or the competent authority, as the case may be, after obtaining the completion certificate:

Provided that in case there is any change / modification in the taxes, the subsequent amount payable by the Allottee to the developer shall be increased/ reduced based on such change/ modification:

Provided further that if there is any increase in the taxes after the expiry of the scheduled date of completion of the Project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said Project by the Authority, as per the Act, the same shall not be charged from the allottee; developer

- (iii) The developer shall periodically intimate in writing to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment demanded by the developer within the time and in the manner specified therein. In addition, the developer shall provide to the allottee the details of the taxes paid or demanded along with the acts/ rules/ notifications together with dates from which such taxes/ levies etc. have been imposed or become effective;
- (iv) The Total Price of Apartment includes recovery of price of land, construction of (not only the Apartment but also) the Common Areas, internal development

charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the apartment, lift, water line and plumbing, finishing with paint, marbles, tiles doors, windows, fire detection and firefighting equipment in the Common Areas, IFMS, Recurring Maintenance Charges of One Year as per Para 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided within Apartment and the Project.

- 1.3. The total price is escalation- free, save and except increases which the allottee hereby agrees to pay, due to increase on account of development fee or any other charges/taxes as imposed in future payable to the competent authority and/ or any other increase in charges which may be levied or imposed by the competent authority from time to time. The developer undertakes and agrees that while raising a demand on the allottee for increase in development fee, cost/ charges imposed by the competent authorities, the developer shall enclose the said notification/ order/ rule/ regulation to that effect along with the demand letter being issued to the allottee, which shall only be applicable on subsequent payments.

Provided that if there is any new imposition or increase of any **development fee** after the expiry of the scheduled date of completion of the Project as per registration with the authority, which shall include the extension of registration, if any, granted to the said Project by the authority, as per the act, the same shall not be charged from the allottee.

- 1.4. The Allottee(s) shall make the payment as per the payment plan set out in **Schedule C (“Payment Plan”)**
  - 1.4.1 All other charges such as documentation charges, stamp duty, registration charges, Society Registration Charges etc. which are specifically to be paid with reference to this Agreement and any subsequent agreement/deed to be entered in this respect, do not form part of the Total Price and shall be solely paid by the Allottee(s) in addition to Total Price.
- 1.5. The developer may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee by discounting such early payments at such rate as decided by the promoter for the period by which the respective installment has been preponed. The provision for allowing the rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the developer.

1.6. It is agreed that the developer shall not make any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described herein at **Schedule 'D' and Schedule 'E'** (which shall be in conformity with the advertisement, prospectus, etc. on the basis of which sale is effected) in respect of the Apartment without the previous written consent of the Allottee as per the provisions of the Act.

Provided that the developer may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act.

1.7. The developer shall conform to the final carpet area that has been allotted to the Allottee after the construction of the building is complete and the completion certificate/occupancy certificate (as applicable) is granted by the competent authority by furnishing details of the changes if any in the carpet area. The total price payable for the carpet area shall be recalculated upon confirmation by the developer. If there is reduction in carpet area then the developer shall refund the excess money paid by the allottee within 45 days with annual interest at the rate prescribed in the rules from the date when such an excess amount was paid by the allottee. If there is an increase in the carpet area, which is not more than 3 (Three) % of carpet area of said Apartment, allotted to allottee the developer may demand that from the allottee as per the next milestone of the payment plan as provided in **Schedule-C**. All these monetary adjustments shall be made at the same rate per square meter/foot as agreed in para 1.2 of this agreement. The Carpet area shall always be measured from brick to brick and balcony dimensions shall be up to the outer edge of the balcony slab. Further it is to mention here that an architect certificate will be obtained which certifies the final carpet area at the time of offering of possession to the allottee. The carpet area mentioned in the architect's certificate shall be final and binding on the parties and the parties will not object the same at any point of time.

1.8. Subject to Para 9.3 the Promoter agrees and acknowledges that, the Allottee shall have the right to the Apartment as mentioned below:

- (i) The allottee shall have exclusive ownership of the Apartment after execution of conveyance deed.
- (ii) The Allottee shall also have undivided proportionate share in common areas. Since the share/interest of allottee in common areas is undivided and cannot be divided or separated, the allottee shall use the common areas along with

other occupants, maintenance staff etc. without causing any inconvenience or hindrance to them. It is clarified that the developer shall hand over the common areas to the association of allottees after duly obtaining the completion certificate from the competent authority or upon deemed completion as the case may be, as provided in the act.

- (iii) That the computation of price of Apartment includes recovery of price of land, construction of [not only the Apartment but also] the common areas, internal development charges, external development charges , taxes, cost of providing electric wiring, electrical connectivity to the apartment, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment in the common areas, maintenance charges (as per para 11 tec.) and includes cost for providing all other facilities, amenities and specifications to be provided within the Apartment and the project.
- (iv) The allottee has the right to visit the project site to assess the extent of development of the project and his apartment. The developer discourages such kind of visit by the allottee and his/her family members due to the risks involved at construction site. If at all the allottee decides to visit the site, he/she shall only do so after intimating the developer or his site engineer and after taking due care and proper safety measures at his own responsibility. The developer shall in no way, be held responsible for any accident/mishap involving the allottee and his accompanying persons while visiting the site. Further the developer strictly prohibits the visit of children at the project construction site.

1.9. It is made clear by the developer and the Allottee agrees that the Apartment along with ....open/garage/covered parking shall be treated as a single indivisible unit for all purposes. Allottee acknowledges and agrees that the Project is situated in the High tech township named "Sushant Golf City" Consequently, the Allottee undertakes to remit the requisite Township maintenance charges including but not limited to gas connection charges, electricity and water charges etc. or any other charges from time to time as stipulated by the principal promoter/Ansal API and its nominated agency after conveyance of the apartment. It is clarified that Project's facilities and amenities other than declared as independent areas in deed of declaration shall be available only for use and enjoyment of the Allottees of the Project.

1.10. The developer agrees to pay all outgoings before transferring the physical possession of the apartment to the Allottees, which it has collected from the Allottees, for the payment of outgoings (including land cost, ground rent,

municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the Project). If the developer fails to pay all or any of the outgoings collected by it from the Allottees or any liabilities, mortgage loan and interest thereon before transferring the apartment to the allottees, the developer agrees to be liable, even after the transfer of the property to pay such outgoings and penal charges, if any, to the authority or persons to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefore by such authority or person.

1.11. The Allottee has paid a sum of Rs. .... (Rupees..... only) as booking amount (in installments or Lump-sum) being part payment towards the total price of the Apartment at the time of application the receipt of which the developer hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the Apartment as prescribed in the Payment Plan **[Schedule C]** as may be demanded by the developer within the time and in the manner specified therein:

Provided that if the Allottee delays in payment towards any amount which is payable, he shall be liable to pay interest at the Interest rate prescribed in the Rules.

## **2. MODE OF PAYMENT**

Subject to the terms of the Agreement and the developer abiding by payment plan opted by them, the Allottee shall make all payments, on written demand by the developer, within the stipulated time as mentioned in the Payment Plan [Schedule C] through A/c Payee cheque/demand draft/bankers cheque or online payment (as applicable) in account no. \_\_\_\_\_ favour of '\_\_\_\_\_' Payable at \_\_\_\_\_.

The receipt would be valid only after realization of the said cheque / bank draft and effect of credit in the account of the developer. In case cheque is dishonored for any reason whatsoever, the developer may demand for an administrative handling charge of Rs.....

## **3. COMPLIANCE OF LAWS RELATING TO REMITTANCES:**

3.1 The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management

Act, 1999, Reserve Bank of India Act, 1934 and the Rules and Regulations made there under or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/ sale/ transfer of immovable properties in India etc. and provide the Developer with such permission, approvals which would enable the Developer to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or the statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she may be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

3.2 The Developer accepts no responsibility in regard to matters specified in Para 3.1 above. The Allottee shall keep the developer fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of the Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the developer immediately and comply with necessary formalities, if any, under the applicable laws. The developer shall not be responsible towards any third party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said apartment applied for herein in any way and the developer shall be issuing the payment receipts in favour of the Allottee only and in case of cancellation by any such allottee, refund in terms of this agreement shall be made only to allottee.

#### **4. ADJUSTMENT/APPROPRIATION OF PAYMENTS:**

The Allottee authorizes the developer to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding of the Allottee against the Apartment in his/her name and the Allottee undertakes not to object/demand/direct the developer to adjust his payments in any manner.

It is irrevocably agreed by the Allottee that on all amounts received, the developer shall be entitled to first adjust/ appropriate any amounts paid firstly towards the taxes, charges, levies etc. due and payable on previous installments. Thereafter, towards the interest levied on the previous pending installment (if any) and, thereafter the pending installment. The balance

amounts shall be adjusted towards the taxes, charges, levies etc. due and payable on the current installment due and then on the current installment amount. Further it is agreed by the allottee that any waiver of interest will be provided to him at the time of offer for possession only and not before that. The Allottee hereby waives any claim to receive such waiver prior to the offer for possession.

#### **5. TIME IS ESSENCE:**

The developer shall abide by the time schedule for completing the Project as disclosed at the time of registration of the Project with the Authority and towards handing over the Apartment to the Allottee and the Common Areas to the association of Allottees or the competent authority, as the case may be.

Similarly, the allottee shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the agreement subject to the simultaneous completion of construction by the developer as provided in Scheduled C ("Payment Plan") and in case allottee shall not comply with the timely payment of installments and other dues, he shall be treated as allottee in default and terms conditions of default as mentioned in this agreement shall apply.

#### **6. CONSTRUCTION OF THE PROJECT/APARTMENT:**

- 6.1. The Allottee has seen the proposed layout plan, specifications, amenities and facilities of the Apartment and accepted the floor plan, payment plan and the specifications, amenities and facilities [annexed along with this Agreement] which has been approved by the competent authority, as represented by the developer . The developer shall develop the Project in accordance with the said layout plans, floor plans and specifications, amenities and facilities. Subject to the terms in this Agreement, the developer undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by LDA and shall not have an option to make any variation/alteration/modification in such plans, other than in the manner provided under the Act, and breach of this term by the developer shall constitute a material breach of the Agreement.
- 6.2. The Allottee further agrees that the developer may utilize the present available FAR or any FAR available in future including purchasable FAR due to change in Policy in the manner as it may deem fit as per the applicable laws and Allottee shall have no objection in this regard.

- 6.3. In light of the phased development of the township project, it is acknowledged and agreed by the customers of this phase that certain amenities, common areas, and the club facilities may be constructed at later stages. Consequently, during the initial phase, only basic services will be available to the customers. Regardless of any representations made in the brochure or promotional material, the customers of this phase expressly agree to accept and enjoy only the basic services provided during the initial development stage. This understanding is binding, irrespective of the contents of the brochure or any other promotional materials, and forms an integral part of the contractual agreement between the developer and the customers of this specific phase.
- 6.4. The Allottees hereby acknowledge and agree that the commercial block is an independent and self-contained property, not subject to ownership by the society. Consequently, the construction of the commercial block may or may not be undertaken at the discretion of the promoter. This acknowledgment is legally binding, and the Allottees expressly consent to the promoter's decision in this regard.

## **7. POSSESSION OF THE APARTMENT:**

- 7.1. **Schedule for possession of the said Apartment-** The developer agrees and understands that timely delivery of possession of the Apartment to the Allottee and the Common Areas to the Association of Allottees or the competent authority, as the case may be, is the essence of the Agreement. If the allottee defaults in paying the relevant amounts as per the payment plan along with all the other taxes/charges, he shall not be entitled to enforce the timeline of project completion. Therefore, subject to the timely receipt of payment of price and the other amounts from the allottee as per this agreement, The developer assures to hand over possession of the Apartment along with ready and complete Common Areas with all specifications, amenities and facilities of the Project as mentioned in the RERA registration in place on or before \_\_\_\_\_ unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project ("Force Majeure") Or there is a delay due to any reasonable circumstances. If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the developer shall be entitled to the extension of time for delivery of possession of the Apartment.

Provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. In such an event the developer shall not be liable to pay any penalty/interest/compensation to the allottee. If project is delayed due to any reasonable circumstances, allottee agrees that developer shall be entitled to the extension of time for delivery of possession of the Apartment as may be granted by the Authority and no penalty/interest/compensation for such delayed period shall be paid by the developer .

The Allottee agrees and confirms that, in the event it becomes impossible for the developer to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the developer shall refund to the Allottee the entire amount received by the developer , after deducting the taxes paid by the developer on behalf of allottee (if any), from the allotment within 120 days from that date. The developer shall intimate the Allottee about such termination at least thirty days prior to such termination. After refund of the money paid by the Allottee, the Allottee agrees that he/she shall not have any right, claims etc. against the developer and that the developer shall be released and discharged from all its obligations and liabilities under this Agreement.

Since this entire GH project is developed in phases, it will be the duty of the developer to maintain those common areas and facilities which are not complete and handover all the common areas and facilities to the RWA once all phases are completed. The developer shall not charge more than the normal maintenance charges from the Allottees.

Furthermore, the allottee hereby acknowledges and agrees that the project's completion date, as indicated on the RERA website, is \_\_\_\_\_. The developer reserves the right to request an extension in case of any delay in accordance with the provisions as mentioned in section 6 or 7(3) of the Act. The allottee undertakes not to raise any objections or disputes regarding such extension(s) and agrees to accept them cordially. Consequently, the date of possession as mentioned above will be automatically extended accordingly without previous approval/intimation to the customers.

- 7.2. **Procedure for taking possession** – The developer, upon obtaining the completion certificate/occupancy certificate (as applicable) from the competent authority or after the date of deemed completion shall vide “offer letter” offer in writing the possession of the Apartment with demand of all the outstanding dues, Interest (if any) stamp duty, registration charges and documentation charges, other incidental charges., to the Allottee in terms of this Agreement to

be taken within two months from the date of issue of completion certificate/occupancy certificate/deemed completion (as applicable).

{Provided that, in the absence of Applicable Law the conveyance deed in favor of the Allottee shall be carried out by the developer within 3 months from the date of issue of completion/occupancy certificate (as applicable)}/deemed completion. The developer agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the developer. The Allottee, after taking possession, agrees to pay the maintenance charges as determined by the developer/association of Allottees, as the case may be after the issuance of the completion/occupancy certificate (as applicable)/deemed completion for the project. The developer shall hand over the completion/occupancy certificate, if received (as applicable), of the Apartment to the Allottee at the time of conveyance of the same.

It shall be duty of the allottee to adhere to the prescribed time line for payment of dues and execution and registration of sale deed.

- 7.3. **Failure of Allottee to take Possession**– Upon receiving a written intimation from the developer as per Para 7.2, the Allottee shall take possession of the Apartment from the developer by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the developer shall give possession of the Apartment to the Allottee. In case the Allottee fails to take possession within the time provided in Para 7.2, such allottee shall be liable to pay to the developer holding charges at the rate of Rs. 2/- per month per sq. ft. of carpet area for the period beyond 3 months till actual date of possession in addition to maintenance charges as specified in Para 7.2. and the allottee shall also be liable to pay interest on the unpaid amount at the interest rate till actual date of possession.

The developer shall not be responsible for any wear and tear damage caused to the Unit on account of delay on the part of the Allottee(s) in taking over possession and in such event the Allottee(s) shall have to take possession of the same on "as is where is basis". The Allottee(s) shall be responsible and liable for all civil and criminal liabilities, which may accrue qua such Premises.

- 7.4. **Possession by Allottee** – After obtaining the completion certificate/occupancy certificate (as applicable) and handing over physical possession of the Apartment to the Allottees, it shall be the responsibility of the developer to hand over the necessary documents and plans, including the Common Areas, to the

association of Allottees or the competent authority, as the case may be, as per the Applicable Law.

{Provided that, in the absence of any Applicable Law, the developer shall hand over the necessary documents and plans, including Common Areas, to the association of Allottees or the competent authority, as the case may be, within thirty days after obtaining the completion certificate/occupancy certificate or thirty days of deemed completion (as applicable)}.

- 7.5. **Cancellation by Allottee** – The Allottee shall have the right to cancel/withdraw his allotment in the Project as provided in the Act.

Provided that where the Allottee(s), proposes to cancel/withdraw from the project without any fault of the developer, the developer herein is entitled to forfeit the booking amount paid for the allotment along with all/any taxes, duties, cess, etc. deposited by the developer to concerned department/authority in respect of the said Unit. The developer shall refund 50% (Fifty Percent) of the balance amount of money paid by the allottee within 45 (Forty Five) days of such cancellation/withdrawal and remaining 50% (Fifty Percent) of the balance amount on re-allotment of the Apartment or at the end of one years from the date of cancellation/withdrawal, whichever is earlier. Allottee is also required to pay all other penalties and interest liabilities due as on the date of such termination. The developer shall inform the previous allottee, the date of re-allotment of the said Apartment & also display this information on official website of UP RERA on the date of re-allotment.

- 7.6. **Compensation** – The developer shall compensate the Allottee in case of any loss caused to him due to defective title of the land, on which the Project is being developed or has been developed, in the manner as provided under the Act and the claim for interest and compensation under this provision shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a Force Majeure event, if the developer fails to complete or is unable to give possession of the Apartment (i) in accordance with the terms of this Agreement, duly completed by the date specified in Para 7.1; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act; or for any other reason; the developer shall be liable, on demand to the Allottees, in case the Allottee wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him excluding all/any taxes, duties, cess, etc. deposited by the developer to the concerned department/authority in

respect of the said Unit in respect of the Apartment with interest at the rate prescribed in the Rules including compensation in the manner as provided under the Act within forty five days of it becoming due:

Provided that where if the Allottee does not intend to withdraw from the Project, the developer shall pay the Allottee interest at the rate prescribed in the Rules for every month of delay, till the handing over of the possession of the Apartment, which shall be paid by the developer to the Allottee within forty-five days of it becoming due.

## **8. REPRESENTATIONS AND WARRANTIES OF THE DEVELOPER**

The developer hereby represents and warrants to the Allottee as follows.

- 8.1. The Developer has absolute, clear and marketable title with respect to the said land through the registered consortium agreement dated 25.07.2023;
- 8.2. The developer has lawful rights and requisite approvals from the competent authorities to carry out development of the project
- 8.3. There are no encumbrances upon the said land of the project as on the date of this agreement;
- 8.4. There are no litigations pending before any court of law or Authority with respect to the said land, Project or the Apartment;
- 8.5. All approvals, licenses and permits issued by the competent authorities with respect to the project, said Land and Apartment are valid and subsisting and have been obtained by following due process of law. Further, the developer has been and shall, at all times, remain to be in compliance with at applicable law in relation to the project, said land, Building and Apartment and Common Areas.
- 8.6. The developer has the right to enter into this agreement and has not committed or omitted to perform any act or thing, whereby the right title and interest of the allottee created herein, may prejudicially be affected.
- 8.7. The Developer has entered into an consortium agreement for construction and sale of the project land, including the project and the said Apartment which shall, in any manner, is not affecting the rights of the Allottee under this agreement;
- 8.8. The developer confirms that the developer is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this agreement.

- 8.9. At the time of execution of the conveyance deed the promoters shall handover lawful, vacant, peaceful, physical possession of the Apartment to the allottee and the common areas to the association of the allottees or the competent authority, as the case may be;
- 8.10. The schedule property is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the schedule property.
- 8.11. The developer has duly paid and shall continue to pay and discharge all government 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 their competent authorities till the completion certificate/occupancy certificate (as applicable) has been issued and possession of Apartment along with the common areas (equipped with all the specifications, amenities and facilities ) has been handed over to the allottees and the association of allottees or the competent authorities as the case may be.
- 8.12. 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 by or served upon the developer in respect of the project land and/or the project.

## **9. EVENTS OF DEFAULTS AND CONSEQUENCES:**

- 9.1. Subject to the force majeure clauses and delay due to reasonable causes, the developer shall be considered under a condition of default, in the following events.
- (i) Developer fails to provide ready to move in possession of the Apartment to the allottee within the time period specified in Para 7.1 or fails to complete the project within the stipulated time disclosed (including extension) at the time of registration of the project with the authority. For the purpose of this Para, 'ready to move in possession' shall mean that the Apartment shall be in a habitable condition which is complete in all respect including the provision of all specifications, amenities and facilities, as agreed to between the parties, and for which occupation certificate and completion certificate, as the case may be, has been issued by the competent authority.
- (ii) Discontinuance of the developer's business as a developer on account of suspension or revocation of his registration under the provisions of the act or the rules or regulations made there under.

9.2. In case of default by developer under the conditions listed above a non-defaulting allottee is entitled to the following:

- (i) Stop making further payments to developer as demanded by the developer. If the allottee stops making payments, the developer shall correct the situation by completing the construction milestones and only there after the allottee be requires to make the next payment without any interest; or
- (ii) The allottee shall have the option of terminating the agreement in which case the developer shall be liable to refund the entire money paid by the allottee under any head whatsoever towards the purchase of Apartment, along with interest at the rate equal to MCLR(Marginal Cost of Landing Rate) on home loan of State Bank of India +1% unless provided otherwise under the Rules within 45 days of receiving the termination notice;

Provided that where an allottee does not intend to withdraw from the project or terminate the agreement he shall be paid, by the developer, interest at the rate prescribed in the Rules, for every month of delay till the handing over of the possession of the Apartment which shall paid by the developer to the allottee within 45 days of it becoming due.

9.3. The allottee shall be considered under a condition of default, on the occurrence of the following events:

- (i) In case the allottees fails to make payments for 2 (two) consecutive demands made by the developer as per the payment plan annexed here to, despite having been issued notice in that regard, the allottee shall be liable to pay interest to the developer on the unpaid amount at the rate equal to MCLR (Marginal Cost of Landing Rate) on home loan of State Bank of India +1% unless provided otherwise under the Rules. The developer must not be in default to take this benefit.
- (ii) In case of default by allottee under the condition listed above continuous for a period beyond 3 (three) consecutive months after notice from the developer in this regard, the developer may cancel the allotment of the Apartment in favor of the allottee and refund the money paid to him by the allottee after deducting the booking amount and the interest liabilities and this agreement shall thereupon stand terminated. The developer must not be in default to take this benefit. Provided that the developer shall intimate the allottee about such termination at least 30 days prior to such termination.
- (iii) In case of default by the allottee in execution and registration of conveyance deed of the Unit within the period mentioned in Offer Letter, developer shall be entitled to charge compensation at Rs 25,000 (p.m.) for such delay. Further the Allottee shall be solely responsible and liable for compliance of the provisions of

Indian Stamp Act, 1899 and Indian Registration Act, 1908 including any actions taken or deficiencies/ penalties imposed by the competent authority.

- (iv) In case of breach of any other terms & conditions of this Agreement and violation of any of the Applicable Laws on the part of the Allottee(s), the developer may cancel the allotment of the Apartment and refund the money paid to him by the allottee after deducting the booking amount, the interest liabilities and all taxes, duties, cess, etc. deposited by the developer to the concerned department/authority in respect of the Unit and other charges and this agreement shall thereupon stand terminated provided that the developer shall intimate the allottee about such termination at least 30 days prior to such termination.
- (v) In case the allottee is considered as an allottee in default and the said default continues for a period of one year the said agreement shall stand cancelled suo-moto at the will of the developer and the allottee shall have no objection in this respect. The developer shall present this agreement before the registrar of stamps and shall be eligible to get the same cancelled without the presence of allottee. The allottee agrees to the said condition and undertakes not to take any legal recourse in case of such cancellation by the developer. .

**General rights and remedies available to the developer:**

- (i) Upon termination of this Agreement by the Promoter, the Allottee(s) shall not have any lien, right, title, interest, or claim in respect of the Unit. The developer shall be entitled to sell the Unit to any other person or otherwise deal with the Unit in any manner whatsoever.
- (ii) Acceptance of any payment without interest shall not be deemed to be a waiver by the developer of its right of charging such interest or of the other rights mentioned in this Agreement.
- (iii) Without prejudice to the rights of the developer under this Agreement, the developer shall be entitled to file/initiate appropriate complaint/proceedings against the Allottee(s) under the Act for default/breach of any of the terms and conditions of this Agreement or the provisions of the Act/ Rules /Regulations.

**10. CONVEYANCE OF THE SAID APARTMENT:**

The developer, on receipt of total price of the Apartment as per para 1.2 (Including interest on delayed payment and other charges as stated in para 1.4.1, as applicable) under the agreement from the allottee, shall execute a conveyance deed and convey the title of the Apartment to the allottee together with proportionate indivisible share in the Common Areas to the Association of

Allottee within 3 months from date of issuance of the completion certificate/ deemed completion and the occupancy certificate (if any) as the case may be:

{Provided that, in the absence of applicable law, the conveyance deed in favor of the allottee shall be carried out by the developer within three months from the date of issue of completion certificate/occupancy certificate (as applicable)}. However, in case the allottee fails to deposit the stamp duty and /or registration charges within the period mentioned in the notice, the allottee authorizes the developer to withhold registration of the conveyance deed in his/her favor and developer may refuse to hand over the possession of Unit to the Allottee(s) till payment of stamp duty and registration charges to the developer is made by the allottee.

## **11. MAINTAINANCE OF THE SAID BUILDING/APARTMENT/ PROJECT:**

11.1. The developer shall be responsible to provide and maintain essential services in the project till the taking over of the maintenance of the project by the association of the allottees upon the issuance of the completion certificate or deemed completion of the “entire group housing project”. The cost of such maintenance for 1 (one) year from the date of completion certificate or deemed completion of the “project” has been included in the total price of the Unit.

As the project is being developed in phases, the developer is entitled to collect from the allottees an amount equal to the maintenance disclosed in paragraph 1.2 plus 10% for the purpose of maintenance for the next year, and so forth, until the maintenance of the project is taken over by the association/society following the issuance of the completion certificate or deemed completion of the entire group housing project. The developer will remit the remaining amount, available to them against the maintenance charges, to the association of allottees upon its formation. The association will be established after the completion of the entire group housing project, and every allottee agrees to become a compulsory member of the association/RWA. The allottee acknowledges and agrees that upon receipt of part completion certificate for a specific tower within the project, the obligation to pay maintenance charges shall commence automatically.

11.2. The maintenance charges paid by the Allottee/s to the developer shall be used by the developer for the Maintenance of the said Project, Common Areas, Roads etc. That till handing over the maintenance of the project to Association of Allottees, the maintenance shall be undertaken by the developer or it's Nominated Agency from the maintenance charges collected from the allottee.

The Allottee/s hereby agrees and undertakes that the advance maintenance charges shall be used by the developer/ Maintenance Agency, as the case may be for the purpose of maintenance of the said Project and Association of Allottees (AOA) will not raise any objections in regard to the details of expenditure incurred and balance available with developer (*if any*), in this respect in future.

- 11.3. The Allottee agrees to execute a separate Club Membership Agreement and Maintenance Agreement along with this Agreement to sell, in the standard format provided by the Developer. Execution of the separate Club Membership and Maintenance Agreements, as well as the payment of the requisite club membership fees and maintenance charges, shall be a condition precedent for securing a unit in the project
- 11.4. In addition to the Association's/Developer's/Maintenance Agency's rights of unrestricted access of all Common Areas and Facilities for providing maintenance services, the Allottee/s agrees to permit the developer and the Maintenance Agency or their authorized personnel/workers to enter into the Unit or any part thereof, after due notice and during the normal working hours, to inspect the Unit and/or to carry out any repair work relating to construction/development that may be impacting the Unit or the adjoining Units or the Building/the Common Areas. The Allottee/s agrees and undertakes that either itself or through the Association, it shall not carry out any unauthorized maintenance or usage of common areas.
- 11.5. The calculation of Amount of Maintenance Charges shall be based on the estimated expenditure to be incurred to upkeep and maintain the unit for the possession.
- 11.6. It is agreed and admitted that only the Maintenance Agency as appointed by the developer will take care of the maintenance of the project. Association of the Allottees (AOA) after taking over the Maintenance from the developer will appoint the same Maintenance Agency for maintenance work of the project. If at any point of time the Association of the Allottees wishes to change the Maintenance Agency, the same cannot be done without previous approval of the developer and the new Maintenance Agency to be appointed shall be on basis of the recommendation of the developer which is final and conclusive.

11.7. The Allottee hereby solemnly acknowledges and explicitly agrees to extend the privilege of utilizing basic amenities and common areas, including the club facilities, situated within the Group Housing (GH) project, to the allottees of Samsara Homes. This agreement, being a legally binding commitment, reflects the Allottee's understanding and affirmation of the expansive nature of the township. In accordance with this understanding, the Allottee willingly and legally consents to the shared access of these amenities by fellow allottees of Samsara Homes, fostering a cooperative living environment within the GH project

## **12. DEFECT LIABILITY:**

It Is agreed that in case any structural defect or any other defect in workmanship, quality or provision of service or any other obligations of developer as per the Agreement for Sale relating to such development is brought to the notice of the developer within a period of 5(Five)Years by the Allottee from the date of handing over possession or the date of obligation of the developer to give the possession to the Allottee/s, whichever is earlier, it shall be the duty of the developer to rectify such defect without further charge, within thirty days, and in the event of developers failure to rectify such defect within such time, the aggrieved Allottee/s shall be entitled to receive appropriate compensation in the manner as provided under the act.

However, in case any damage to the Apartment is caused by the Purchaser and/or any reasonable wear and tear and/or improper maintenance and undue negligence on the part of the Purchaser(s)/Residents Welfare Association/Association of Owners/Association of Purchasers and/or any damaged caused due to Force Majeure shall not be covered under this clause/defect liability period.

In case of any structural defect pointed by the Purchaser(s), the same shall be referred to a registered architect or engineer, as deputed by the Seller and on the basis of the report of the said architect or engineer it shall be concluded whether the defect stated by Purchaser(s) falls under the provision of the act.

For the sake of clarity and avoidance of any doubts, the following are the inclusions in relation to defect liability of the Seller:

### **Inclusions:**

- 1) Structural seepage issues except any alteration done by Purchaser(s);

- 2) Excessive crack or damage in wooden items such as doors and rail tops; if any (polishing exclude)
- 3) Major cracks in masonry work that are induced as result of failures of reinforced cement concrete (RCC) or structural mild steel (MS) work;
- 4) Plumbing pipe leakage except any damage done due to drilling done by Purchaser(s); and
- 5) Any defect which is established to have occurred on account of negligence or use of inferior materials by the Seller.

Notwithstanding anything contained in this clause, the following exclusions are made in relation to defect liability of the Seller:

**Exclusions:**

- 1) Damage in fitments such as Door handles, UPVC/Aluminum Door, Windows handles or fitting, lights, Locks, Door stoppers, Sanitary Items and CP Fittings (WC, Basin, Tap, Mixer, Shower, Bib Cock, Traps) because of manhandling/normal wear and tear;
- 2) Any damage of plaster due to mishandling between door frame and wall because of rough usage or carelessness during stormy weather;
- 3) Minor crack and seasonal alignment in wooden items like doors, rail tops, and wooden flooring. Warping in wooden flooring due to non-occupancy of unit for long time (especially during rainy season);
- 4) Any mechanical issue in the Air Conditioner (if provided);
- 5) CP fitting if provided;
- 6) China Ware if installed;
- 7) Electrical Switches, MCB, Geysers, Lights fitting and Equipment's such as lifts, generator, motors, STP, transformers, gym equipment's etc. which carry manufacturer's guarantees for a limited period;
- 8) Glass Work if any; and Slight hairline cracks, due to temperature variations or mishandling.

**13. RIGHT TO ENTER THE APARTMENT FOR REPAIRS:**

The developer / maintenance agency/ association of allottees shall have rights of unrestricted access of all common areas, garages/covered parking and parking spaces for providing necessary maintenance services and the allottee agrees to permit the association of allottees and/ or maintenance agency to enter into the Apartment or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

## **14. USAGE:**

- 14.1. **USE OF BASEMENT AND SERVICE AREAS:** The basement(s) and service areas, if any, as located within the project shall be earmarked for purposes such as parking spaces and services including but not limited to electric substation, transformer, DG set rooms, Underground water tanks, pump rooms, maintenance and service rooms, firefighting pumps and equipment(s) etc. and other permitted uses as per sanctioned plans. The allottee shall not be permitted to use the services areas, STP plant, WTP plant and the basements in any manner whatsoever other than those earmarked as parking spaces and the same shall be reserved for use by the association of Allottee formed by the allottees for rendering maintenance services. Allottee understand and agrees that access of Terrace area will be restricted to authorized personnel of Builder and AOA only.

The allottee hereby acknowledges and agrees to utilize the designated parking area solely for the parking of their personal vehicle and shall refrain from engaging in any alternative use thereof, including but not limited to storing household goods, disposing of scrap materials, or permitting others to park their vehicles therein. Furthermore, the parking of any commercial vehicles is strictly prohibited within the designated parking area.

- 14.2. **USE OF EV STATION AREAS:** The Electric Vehicle (EV) charging station located within the common area of the township shall remain the collective property of the township and is explicitly not owned by any individual allottee. Its exclusive purpose is reserved for EV charging activities. All allottees are hereby informed and bound by the condition that the EV charging station is not for private ownership or utilization beyond its intended function. In the event of any charges associated with car charging services, allottees are obligated to make payments directly to the designated service provider, ensuring a transparent and direct financial transaction.

### **14.3. CLUB HOUSE FACILITIES:**

- a) The developer has meticulously designed a clubhouse, featuring amenities such as a pool, gymnasium, etc. The maintenance and operation of the clubhouse will be exclusively managed by the promoter or the maintenance agency as appointed by the promoter. The maintenance agency is authorized to establish rules and regulations governing the use of club facilities, and the Allottee agrees to comply with such rules. Access to the Club House and its

amenities are contingent upon the payment of membership charges, operation charges, usage charges, etc. as determined by the promoter/ appointed agency. These charges, along with applicable taxes, are subject to change by the maintenance agency, in accordance with the terms and conditions of the Sale Deed executed in favor of the Allottee and the Club House's bye-laws.

- b) Any allottee defaulting in payment of usage charges or maintenance charges for availed club house services shall be denied access to the club house facilities. The decision of the maintenance agency in such instances shall be deemed final.
- c) The Allottee acknowledges and accepts that the completion and possession of the flat(s) are independent of the operational status of the Club House. The Allottee(s) explicitly agrees not to raise any claims or objections regarding this matter.
- d) Following the complete development of the township and the formation of the Resident Welfare Association (RWA), the maintenance responsibilities for the club will be transferred to the RWA. The Allottees further consent that the Club may be utilized by the buyers of the Samsara Homes, and no disputes will be raised by the Allottees or the RWA of this entire GH project in this regard.
- e) As mentioned in para 11.4 above allottee agrees to execute a separate Club Membership Agreement along with this Agreement to sell, in the standard format provided by the Developer.

**15. GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT:**

- 15.1. Subject to Para 11 above, the allottee shall, after taking possession, be solely responsible to maintain the Apartment at his/her on cost, in good repair and condition and shall not do or suffer to be done anything in or to the building, or the Apartment, or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authorities or change or alter or make additions to the Apartment and keep the Apartment its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the building is not in any way damaged or jeopardized.
- 15.2. The allottee further undertakes, assures and guarantees that he/she would not put any sign-board/nameplate, neon light, publicity material or advertisement

material etc. on the face and facade of the building or anywhere on the exterior of the project, building there in or common areas. The allottee shall also not change the color scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the allottee shall not store any hazardous or combustible goods in the apartment or place any kind of thing, articles, goods or heavy material in the common passages, pavements, Streets, open compound or staircase of the building and the developer/AOA shall be entitled to remove the same without giving any notice to the Allottee and to take them in its custody at the cost, risk and responsibility of the Allottee. The developer/AOA shall have the authority to dispose off the same without any notice or accountability to Allottee and no claim of any sort whatsoever shall be made by the Allottee against the developer in respect of such goods/things. The allottee shall also not remove any wall, including the outer and load bearing wall of the Apartment. Allottee agrees that installation of Air conditioners, Coolers, Outdoor units will be done at designated place marked for that purpose only.

- 15.3. The Allottee hereby agrees, not to engage in activities such as hanging clothes, constructing wardrobes, covering balconies, or erecting any structures on the balcony areas. This prohibition is intended to safeguard the visual cohesion, aesthetic appeal, safety and overall harmony of the project. The Allottee acknowledges that adherence to these stipulations is imperative to uphold the architectural and design standards established by the Builder and to maintain the integrity of the project. Additionally, the Allottee agrees not to utilize the common lobby for the placement of shoe racks or external Almira's, nor undertake heavy interior work on the outside gate. Furthermore, the Allottee commits to utilizing the number plate assigned by the Builder exclusively.
- 15.4. The allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the developer and there after the association of allottees and /or maintenance agency appointed by association of allottee. The allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid condition.
- 15.5. The Allottee understands and agrees that all fixture and fitting including air conditioners, coolers etc. shall be installed by him at the place earmarked or approved by the developer/Association of Allottees and nowhere else. Non-observance of the provisions of this clause shall entitle the developer or Maintenance Association, as the case may be, to enter the Unit, if necessary and remove all non-conforming fittings & fixtures at the cost and expenses of the Allottee(s).
- 15.6. The Allottee understands and agrees that the said ownership rights in the unit shall be sold to the Allottee only for the specified purpose of being used as

residential Apartment subject to the specific condition that the Allottee shall have no right to use the unit for the business, workshop, factory, bar, gambling house/lodging house, noisy, offensive, obnoxious, immoral or for any illegal purposes. The Allottee has further specifically agreed that he shall not himself use or permit any other person to use the unit for the purpose other than that for which the unit is being sold to him. In the case of violation of this condition the developer/AOA shall be entitled to take steps to enforce the conditions laid down in this clause apart from their right to claim damages from the Allottee and the right to take such other action or seek such other legal remedy as the developer/AOA may decide for restraining the Allottee from making a use prohibited by this Agreement.

- 15.7. The Allottee shall not use the said premises for any purpose, which may or is likely to cause nuisance or annoyance to owners/occupants of other units and/or Common Area / Common Parts/ Facility in the Building.
- 15.8. The Allottee shall not do or suffer anything to be done in or about the said unit which may tend to cause damages to any Common Area/ Roads/ Streets in the Building or in any manner interfere with the use thereof or of any open space, garden/park, passage or amenities available for common use.
- 15.9. The Allottee shall not at any time demolish the structure of the said unit or any part thereof and not make or cause to be made any additions or alterations of whatever nature to the said unit or any part thereof. The allottee may, however, make suitable changes in the said unit and other internal alterations and additions as per the terms of this agreement or the maintenance agreement, as the case may be, without causing damage or harm to the main structure as well as the ceiling of said unit & architectural aspect thereof but only with the prior approval/consent of the developer/AOA in writing. Provided that if any such additions or alterations, require the prior approval or permission of any municipality or any other local body or government authority, the Allottee shall not carry out such additions or alterations or erections without obtaining the prior permission or complying with such rules and regulations of such Municipal or local body or Government Authority and getting such sanction / permission on payment of fee, tax, etc.
- 15.10. That the allottee shall carry out day-to-day maintenance of the said unit and fixtures and fittings installed therein including painting, polishing of interiors, electrical fittings & maintenance, plumbing, sewer drainage, cleaning & maintenance of the said unit at its own costs without affecting and disturbing other unit holders.
- 15.11. The allottee shall comply with and carryout all the required requisitions, demands and repairs which are required by any Development Authority / Municipal Authority / Government or any other Competent Authority including

Maintenance Agency in respect of the said unit, at his own cost and keep the developer indemnified, secured and harmless against all costs, consequences and all damages, arising on account of non-compliance with the said requisitions, demands and repairs.

- 15.12. The Allottee agrees and undertakes that he/she shall join Association of Allottees as may be formed by the developer on behalf of the unit holders and to pay any fees, subscription charges thereof and to complete such documentation and formalities as may be deemed necessary for this purpose.
- 15.13. The Allottee(s) shall be liable to pay house-tax, property-tax, fire-fighting tax or any other fee, cess or tax as applicable under law, as and when levied by any local body or authority and so long as the Unit of the Allottee(s) is not separately assessed to such taxes, fees or cess, the same shall be paid by the Allottee(s) in proportion to the Carpet Area of Unit. If the developer /AOA has to pay the aforesaid amounts on the behalf of the Allottee(s), the Allottee(s) shall be liable to reimburse the same to the developer /AOA within \_\_\_\_\_ days from the date of notice in this regard from the developer /AOA, failing which the developer /AOA shall be entitled to interest at the Interest Rate for the period commencing on the date on which the developer /AOA paid the said amounts to the concerned authorities and ending on the date on which the Allottee(s) pays the said amounts to the developer /AOA. All taxes charges, cesses, levies etc shall be payable by the Allottee even if such demand is raised by the Authorities retrospectively after possession and/or conveyance of said unit and such demands shall be treated as unpaid consideration of said unit and the developer shall have first charge/ lien on said Apartment for recovery of such demands from the Allottee.
- 15.14. The Allottee undertakes not to sub-divide the said unit, agreed to be sold to him / her. The Allottee further undertakes that in case it transfers its right and interests in the said unit, in favour of any person/ developer by way of sale, mortgage, tenancy, license, gift or in any other manner, such person / developer so inducted by the allottee shall also be bound by the terms and conditions of this agreement.
- 15.15. Any type of interior work will be carried out strictly as per the guidance's issued by the builder in this behalf. Allottee hereby agrees to seek instructions before carrying out interior work in his from RWA or builder as the case may be.
- 15.16. Allottees acknowledges and agrees that any additional work, including but not limited to furnishing, interior, modifications in the flat including demolishing, or additional services pertaining to sanitary, electricity etc. beyond the scope of this agreement shall incur additional charges at rates determined by the Builder. The charges for such additional work shall be communicated to the

allottee prior to the commencement of the work, and the allottee agrees to make payment for these additional services in accordance with the terms decided by the builder.

- 15.17. In the event that the Allottee opts to undertake any of the aforementioned additional work independently, it is understood that such actions are subject to the prior approval of the Builder to maintain the harmony and integrity of the project. The Allottee agrees to seek pre-approval from the Builder for any such work and ensure that the workmen engaged for these tasks are competent & also pre-approved by the Builder.
- 15.18. The allottee understands and agrees that each space of the Project not separately assessed for municipal taxes etc. the Allottee shall pay proportionate share of the Municipal Taxes, Ground Rent, Land and Building Tax and other Statutory taxes assessed on the whole Project, Such Taxes Fees etc. shall be paid by allottee in proportion to the carpet area. Such apportionment shall be made by the developer /AOA and the same shall be conclusive, final and binding upon the Allottee and the Allottee shall promptly pay such proportionate amount of tax.
- 15.19. The allottee agrees that if at any time under any law/order or if the developer may think necessary to insure the title of the land/ building / apartment /project, the charges towards the same shall be paid by the allottee proportionately as may be demanded by the developer in future.
- 15.20. In case the Allottee wants to avail of a loan facility from any financial institution/Bank to facilitate the purchase of the Unit applied for, the developer shall facilitate the process subject to the following:
  - i. Any financing agreement between FI/Bank and the Allottee shall be entered into by the Allottee at its sole cost, expense, liability, risk and consequences.
  - ii. The terms and conditions of financing agency shall exclusively be binding and applicable upon the Allottee(s) only.
  - iii. The responsibility of getting the loan sanctioned and disbursed, in accordance with the payment schedule shall rest exclusively on the Allottee. In the event of the loan not being sanctioned or the disbursement getting delayed, the payment to the developer, as per the payment schedule, shall be ensured by the Allottee , failing which, the delay payment charges shall be applicable.
  - iv. In case of default in repayment of dues of the financial institution/agency by the allottee(s), the allottee authorizes the developer to cancel the allotment of the said unit and repay the amount received till the date after deduction of booking amount, Interest on delayed payments, other charges and taxes directly to the financing institution/agency on receipt of such request from financing agency without any reference to the allottee.

- 15.21. The Allottee understands that the project comprises of open and covered parking spaces spread across the Project. For day today comfort of all residents the developer has earmarked parking space for the exclusive use of each unit. Open parking will be given to residents who have not availed the option of covered parking (garage). Further, the Allottee understands and agrees that every Allottee will be entitled to one parking duly earmarked and some units maybe earmarked with more than one parking. The Allottee shall not use the Parking space for any other purpose. The Allottee agrees that the Parking Space allotted to him/her is inseparable and an integral part of the said Apartment. The Allottee agrees that the Parking space allotted shall automatically be cancelled in the event of cancellation, surrender, relinquishment, and repossession etc of the said unit under any of the provisions of this Agreement.
- 15.22. The Allottee is aware of the applicability of Tax Deduction at Source (TDS) with respect of the said Unit. Further, the Allottee has 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, whichever is earlier as per Section 194-IA in the Income Tax Act, 1961. Further, the Allottee shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act, 1961.
- 15.23. The Allottee expressly agrees that the developer shall be solely entitled to claim any/ all the refundable amounts deposited by the developer to various competent authorities during the entire course of construction of the project.
- 15.24. **Electricity Connection:**
- i. That the allottee shall be required to get and maintain separate electric connection for the said flat in his own name from Electric Department and the entire cost of the electric meter and its fixation charges, cabling, MCB, main switch and other fittings shall be borne by him and shall be reimbursed to the developer if the same is paid by the developer. The allottee shall be entitled to avail and get electric connection from Electric Department only after the aforesaid obligations are complied with and N.O.C. is obtained from developer by him.
  - ii. The Allottee will ensure to use similar material for electrical wiring, switch gear, air-conditioning ducting, plumbing and all such service utilities which are connected to the main equipment/ service of the Project. The Allottee shall plan and distribute its electrical load in conformity with the electrical system installed by the developer.
  - iii. Electric charges for the separate meter installed for common facility like lift, tube well, parking area, outer development staircase, corridors, gates, control room etc. shall be paid by the AOA.

- iv. The electrical connection within the flat shall be installed by the allottee under the supervision & prior approval of builder only.
- 15.25. The Allottee understands and agrees that in the event of paucity or non-availability of any material and/or brand the developer may use alternative materials/ article and/or equivalent brand, but of similar good quality, natural stones, marbles, tiles susceptible to staining and variations in shade and pattern. The developer shall not be held liable in any manner whatsoever for the same.
- 15.26. In the event of any dispute or disagreement between the co-applicants of the unit, the possession of the apartment shall be granted solely to the first applicant mentioned in this agreement, irrespective of financial contributions made by either co-applicant. The decision to grant possession to the first applicant will be final and binding, and the Builder shall not be held liable for any disputes arising between the co-applicants.
- 15.27. The promoter has installed solar plants on terrace in compliance with building bylaws for the purpose of providing hot water in the kitchen. However, it is expressly stated that the promoter assumes no responsibility nor offers any guarantee in case of water supply interruptions.
- 15.28. The promoter has installed rooftop solar photovoltaic power plants on terrace of the building in compliance with building bylaws for the purpose of electricity in the common areas, for safety and security Access to these installations should be restricted to authorize personnel only as tampering with or mishandling the equipment can pose hazards to life. Further allottees are not allowed to install their own solar panels on the terrace of the project.

**16. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:**

The Parties are entering into this agreement for the allotment of an Apartment with the full knowledge of all laws, rules, regulations, notifications applicable to the Project.

**17. ADDITIONAL CONSTRUCTIONS**

The developer undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Project after the building plan, layout plan, sanction plan and specifications amenities and facilities has been approved by the competent authority(ies) and disclosed, except for as provided in the Act.

**18. DEVELOPER SHALL NOT MORTGAGE OR CREATE A CHARGE:**

After the developer execute this Agreement he shall not mortgage or create a charge on the [Apartment/building] and if such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of allottee who has taken or agreed to take such [Apartment/building].

**19. U.P. APARTMENT (PROMOTION OF CONSTRUCTION, OWNERSHIP AND MAINTENANCE OWNERSHIP ACT 2010).**

The developer has assured the Allottees that the Project in its entirety is in accordance with provisions of the U.P Apartment (Promotion of Construction, Ownership and Maintenance) Act 2010. The developer showing compliance of various laws/regulations as applicable in Uttar Pradesh.

**20. BINDING EFFECT:**

Forwarding this agreement to the allottee by the developer does not create a binding obligation on the part of the developer or the allottee until, firstly, the allottee signs and delivers this Agreement with all the schedules along with the payment due as stipulated in the Payment plan within 30 days from the date of receipt by the allottee and secondly, appears for registration of the same before the concerned Sub register \_\_\_\_\_(Specify the address of the sub registrar ) as and when intimated by the developer. If the allottee(s) fails to execute and deliver to the developer the Agreement within 30 (thirty) days from the date of its receipt by the allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the developer, then the developer shall serve notice to the allottee for rectifying the default, which if not rectified within 30 days from the date of its receipt by the allottee, application of the allottee shall be treated as cancelled and all sums deposited by the allottee in connection therewith including the booking amount shall be returned to the allottee without any interest or compensation whatsoever but after deducting taxes, duties, cess, etc. deposited by the developer to the concerned department/authority in respect of the said Unit and deducting reasonable administrative charges.

**21. ENTIRE AGREEMENT**

This Agreement along with its schedules constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the parties in regard to the said Apartment as the case may be.

## **22. RIGHT TO AMEND**

This agreement may only be amended through written consent of the parties. Any clause hereof cannot be orally changed, terminated or waived. Any changes or additional clauses must be set forth in writing duly signed by both the parties which only shall be valid.

## **23. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE/ SUBSEQUENT ALLOTTEES**

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 Apartment and the project shall equally be applicable to and enforceable against and by any subsequent allottees of the Apartment in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

## **24. WAIVER NOT A LIMITATION TO ENFORCE:**

- 24.1 The developer may, at its sole option and discretion, without prejudice to its rights as set out in the agreement waive the breach by the Allottee in not making payments as per the Payment Plan (Schedule C) including waiving the payment of interest for delayed payment. It is made clear so agreed by the allottee that exercise of discretion by the developer in the case of one allottee shall not be construed to be precedent and/or binding on the developer to exercise such discretion in the case of other allottees.
- 24.2 Failure on the part of parties to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provisions.

## **25. SEVERABILITY:**

If any provision of this agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other Applicable Laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this agreement and to the extent necessary to conform to Act or the rules and regulations made there under or the Applicable laws as the case may be and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

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

Wherever in this agreement it is stipulated that the allottee has to make any payment in common with other allottee(s) in project, the same shall be the proportion which the carpet area of the apartment bears to the total carpet area of all the apartments in the project.

## **27. NOMINATION**

The Allottee hereby nominates Mr./Miss./Mrs .....  
S/o/D/o/W/o/H/o..... R/o..... aged.....having  
PAN....., Aadhar No..... as his/her/their nominee for  
the said unit. The developer hereby gives his consent for the above stated  
nomination. Further the Allottee shall be solely responsible and liable for all  
legal, monetary or any other consequences that may arise from such  
nomination. The allottee assures that the developer shall not be liable on any  
account, whatsoever, in respect of any transaction between the allottee and his  
nominee(s). The terms and conditions of this Agreement, shall be binding upon  
the nominee with full force and effect and he shall be liable to make all  
payments as specified in this Agreement.

In the event of the allottee's demise, it is incumbent upon their legal heir to promptly notify the promoter, accompanied by appropriate legal documentation validating their status as the lawful heir. During this period, the unit will be temporarily held in abeyance, albeit ongoing charges shall continue to accrue until such time as the legal succession process is satisfactorily concluded.

## **28. ASSIGNMENT**

The Allottee shall not be entitled to sell/transfer/substitutethe name of his assignee(s) in his place without firstlypaying 50% of the total sale consideration as mentioned in para 1.2 above or anamount as decided by the promoter and secondly prior approval of the developer, who may, in its sole discretion, permit thesame on such terms as it may deem fit. The request for transfer of the unit will consideredonly after casting of the 5th slab of the tower. The allottee assures that the developer shall not be liable on any account, whatsoever, in respect of any transaction between the allottee and his assignee(s). The terms and conditions of this Agreement, shall be binding upon the assignee(s) with full force and effect and he shall be liable to make all payments as specified in this Agreement. It is distinctly understood by the allottee that upon such transfer, the allottee shall no more be entitled to any privileges and facilities, if

any, available in the said unit arising from the allotment of the said unit. In case the Allottee wants to transfer the rights under the agreement to sell after obtaining prior written consent of the developer to his spouse/children/parents and HUF, the developer shall not charge any Transfer Fee for first transfer. However, in case of subsequent transfer of unit within family or in case of transfers to others, the existing allottee of the unit shall be liable to pay Transfer Fee of Rs. 300/- per Sq Ft (plus GST/ Service Tax/VAT and other applicable taxes) of the unit to the developer for each subsequent transfer(s). The terms and conditions of this Agreement, shall be binding upon the transferee with full force and effect and he shall be liable to make all payments, as specified in the Agreement. All the dealing w.r.t. documentation, meeting and transfer will be done at office premises of builder only.

Further The Allottee shall be solely responsible and liable for all legal, monetary or any other consequences that may arise from such transfer/ assignment and the developer shall always be kept indemnified by the allottee against all consequences arising out of such assignment.

Any change in the name of the registered allottee with the developer shall be deemed as transfer or assignment for this purpose. Any purported assignment by the allottee in violation of terms of this Agreement shall be a default of the part of the allottee entitling the developer to cancel this Agreement.

The Allottee and the persons to whom the unit is sold, transferred, assigned or given possession of shall from time to time, sign all applications, papers and documents and do all acts, deeds and things as the developer and / or its nominee may ask it to do from time to time which are required under the Act.

- 29. INDEMNIFICATION:** The Allottee(s) shall, without prejudice to any other rights of the developer, agrees to indemnify and keep fully indemnified, hold harmless and defend the developer, from and against third party claims, demands, actions, suits, proceedings, judgments, orders, damages, costs, losses and expenses of any nature whatsoever brought against the developer or which the developer may suffer or incur due to or by reason of the Allottee(s) making, committing, causing or permitting to be made or committed any default or breach in respect of or non-observance or non-compliance with (i) any of the provisions/covenants of this Agreement and/or (ii) any representation or warranties or covenants of the Allottee(s) being false or incorrect and/or (iii) any other claim, cost or damage directly attributable to the obligations of the Allottee(s) under the Agreement or due to failure/delay of the Allottee(s) to comply with its obligations under the applicable Central and/or State and local laws and/or of any of the provisions of this Agreement and/or (iv) termination of this Agreement by the Allottee(s) without any default/delay on the part of the

developer and/or (v) due to failure of the Allottee(s) to execute and deliver this Agreement to the developer within the time prescribed in this agreement due to failure of the Allottee(s) to appear before the sub-registrar for registration of this Agreement (vii) termination of this Agreement by the developer due to any default/delay on the part of the Allottee(s).

- i) The Parties acknowledge that the foregoing indemnities shall survive the termination of this Agreement.
- ii) The indemnification rights of the developer under this Clause shall be in addition to any other rights and remedies available to the developer under Applicable Laws, equity and this Agreement.

### **30. 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.

### **31. PLACE OF EXECUTION**

The execution of this agreement shall be complete only upon the execution by the developer through its authorized signatory at the developer's office , or at some other place, which may be mutually agreed between the developer and the allottee, in \_\_\_\_\_ after the agreement is duly executed by the allottee and the developer or simultaneously with the execution of the said agreement shall be registered at the office of the sub-registrar at \_\_\_\_\_(specify the address of the sub-registrar). Hence this agreement shall be deemed to have been executed at \_\_\_\_\_.

### **32. NOTICES**

That all notices to be served on the allottee and the developer as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the developer by Registered Post at their respective addresses specified below:

\_\_\_\_\_ Name of Allottee

\_\_\_\_\_ (Allottee Address)

M/s\_\_\_\_\_ Developer name

\_\_\_\_\_ (Developer Address)

It shall be the duty of the Allottee and the developer to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the developer or the Allottee, as the case may be.

**33. JOINT ALLOTTEES.**

That in case there are Joint Allottees all communications shall be sent by the Developer to the Allottee 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 Allottees .

**34. SAVINGS:**

Any application letter, allotment letter, agreement or any other document signed by the Allottee, in respect of the apartment, shall not be prior to the execution and registration of this agreement for Sale for such apartment shall not be construed to limit the rights and interests of the Allottee under the Agreement for Sale or under the Act or the Rules or the Regulations made there under.

**35. 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 Act and the Rules and Regulations made there under including other Applicable Laws of India for the time being in force.

**36. DISPUTE RESOLUTIONS:**

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretations and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled, as the case may be, through the Conciliation Committee/ Dispute Resolution Forum/ Authority or Adjudicating Officer appointed under the Act.

**37. DISCLOSURE**

That the Allottee has entered into this agreement with full knowledge, physical inspection and understanding of the nature of construction and the construction plan of the developer, title documents of the developer, sale deeds and arrangements, entered into by the developer with several other persons and subject to all present and future laws, rules, regulation, bye-laws applicable to this area, including terms and conditions of the undertaking given by the developer to concerned authorities, and/or the Government of Uttar Pradesh in this regard and to such other regulations as the developer may from time to time promulgate and the Allottee has familiarized himself with all the aforesaid title documents, sale deeds, undertakings, conditions etc.

**38. VALUATION FOR STAMP DUTY**

That this being an Agreement to sell without possession and total sale consideration is Rs. .... on which the stamp duty of Rs. .... is being paid vide \_\_\_\_\_ dated \_\_\_\_\_.

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

**SIGNED AND DELIVERED BY THE WITHIN NAMED:**

Allottee: (including joint buyers)

(1) Signature\_\_\_\_\_



Name\_\_\_\_\_

Address\_\_\_\_\_

(2) Signature\_\_\_\_\_

Name\_\_\_\_\_

Address\_\_\_\_\_

Please affix  
photograph and sign  
across the photograph

**SIGNED AND DELIVERED BY THE WITHIN NAMED**

Promoter

(1)Signature

(Authorised Signatory)\_\_\_\_\_

Name\_\_\_\_\_

Address\_\_\_\_\_

Please affix  
photograph and sign  
across the photograph

At\_\_\_\_\_ on\_\_\_\_\_ in the presence of:

WITNESSES:

(1) Signature\_\_\_\_\_

Name\_\_\_\_\_

Address\_\_\_\_\_

(2) Signature\_\_\_\_\_

Name\_\_\_\_\_

Address\_\_\_\_\_

\*or such other certificate by whatever name called issued by the competent authority.

**SCHEDULE 'A'**

PLEASE INSERT DESCRIPTION OF THE APARTMENT AND THE GARAGE/COVERED PARKING (IF APPLICABLE) ALONG WITH BOUNDARIES IN ALL FOUR DIRECTIONS

**SCHEDULE 'B'**

FLOOR PLAN OF THE APARTMENT

**SCHEDULE 'C'**

PAYMENT PLAN

**SCHEDULE 'D'**

SPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF THE APARTMENT)

**SCHEDULE 'E'**

SPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF THE PROJECT)

**SCHEDULE 'F'**

COMMON AREAS AND FACILITIES

**SCHEDULE "G"**

**DETAILS OF THE OWNERS/LANDOWNERS**

<b>S. No.</b>	<b>Name the owner</b>	<b>Khasra No.</b>	<b>Area (in Hectare)</b>	<b>Authorized Personal</b>
1				
2				
3				

[The 'Schedules' to this Agreement for Sale shall be agreed to between the Parties]

Specimen Copy