

AGREEMENT FOR SALE

This Agreement made at Ahmedabad this_____day of_____ in the year Two Thousand Twenty Two, between :

Promoter / Vendor	Mr. Vyomesh Narandas Mashru as a Sole,
/ Developer	Proprietor of
PARTY OF THE	M/s. Vishnu Developers, a Sole Proprietary
FIRST PART	Firm.
	Age: 48, Adult, Religion: Hindu,
	Occupation : Business,
	PAN : ACDPM 3506 C
	Aadhar No : 2853 0716 4074
	Residing at : D - Wing Flat No 101,
	Sanskar Apartment Behind. Shalby
	Hospital Ramdav nagar, Satellite,
	Ahmedabad – 380015.
	Hereinafter called “THE PROMOTER /
	VENDOR” and/or “The Developer and
	Builder” (which expression shall, unless it
	be repugnant to the context or meaning
	thereof be deemed to mean and include the
	said Vendor and it’s Successors and

assigns) of the First PART/ THE PARTY OF THE First PART.

Allottee/ Purchaser/ PARTY OF THE SECOND PART	(1) Mr._____
	PAN No :
	Aadhar No. _____
	Age:_____, Hindu, Occupation : Business
	(2) Mr._____
	PAN No :
	Aadhar No. _____
	Age:_____, Hindu, Occupation : Business
	Both Residing At _____

Hereinafter called “THE ALLOTTEE / PURCHASER” (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include the said Purchaser and each of theirs executors, administrators and assigns) of the SECOND PART/ THE PARTY OF THE SECOND PART.

WHEREAS

1. The Promoter/Developer/Builder absolutely owns and is possessed of and otherwise well and sufficiently entitled to all that piece and parcel of N.A. land situated, lying and being at Mouje : Chhadawad, Taluka : Sabarmati, Dist.: Ahmedabad bearing Town Planning Scheme No. 3/5 of Final Plot No. 741/16+17B, admeasuring 833 sq.mts. in the Registration District, Ahmedabad and Sub-Registrar, Ahmedabad – 3 (Memnagar), which is more particularly described in the Schedule - A hereunder written. (Hereinafter referred to as the “Said Land”),

AND WHEREAS, said land bearing N.A. land situated, lying and being at Mouje : Chhadawad, Taluka : Sabarmati, Dist.: Ahmedabad bearing Town Planning Scheme No. 3/5 of Final Plot No. 741/16+17B, admeasuring 833 sq.mts. togetherwith residential construction admeasuring 295.51 sq.mts. standing thereon was duly purchased by M/s. Vishnu Developers, a Proprietary Firm through its Sole Proprietor Shri Vyomesh Narandas Mashru i.e. Promoter /Vendor/Developer from (1) Shri Amrish Navinchandra Patel and (2) Shri Abhishek Nikul Patel by a Deed of Conveyance, which was duly registered with the Office of the Sub-Registrar, Ahmedabad – 3 (Memnagar), under Serial No. 8824 dated 07-07-2022, and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No.6, under Serial No. 8333 dated 01-08-2022, duly certified by the concerned authority on 26-09-2022.

2. AND WHEREAS, Non – Agricultural Permission of the said land bearing Final Plot No. 741/16+17 for residential use was duly sanctioned by concerned authority vide its Order bearing No. L.N.D./1838 dated 18-03-1962, as it is seen from Village Form No. 2 issued by Talati of Kocharab – Chhadawad.
3. AND WHEREAS, Plan and Construction Permission was approved and granted by Ahmedabad Municipal Corporation vide its Rajachitthi No. 06986/120922/A6450/RO/M1 dated 15-10-2022 issued issued by the Asst. T.D.O. (B.P.S.P.), Ahmedabad Municipal Corporation, Ahmedabad. Authenticated.
4. AND WHEREAS the Promoter has proposed to construct on the project land the residential accommodations, evolved a

Residential Scheme described as “**GIRIRAJ AVINYA**” (Total One (1) tower/podium, 3 Flats on Each Floor from First to Fifth Floor, Total 15 Flats, having Parking on Ground Floor, Stair Cabin, 1 Lifts, and Over Head Water Tank) the details and specifications whereof are given in Annexure “A” attached herewith, (Hereinafter may also for short be described as “Project or Scheme”)

5. AND WHEREAS the Promoter has registered the Project under section 5 of the Real Estate (Regulation and Development) Act, 2016 (RERA) with the Real Estate Regulatory Authority at Ahmedabad, under Registration No._____ dated_____. Authenticated Copy Is Attached in **Annexure ‘B’**. (Hereinafter referred to as "The Said Act").

AND WHEREAS the Promoter is entitled and enjoined upon to construct building on the project land;

AND WHEREAS the Vendor/Original Owner/Promoter i.e. Mr. Vyomesh Narandas Mashru as a Sole, Proprietor of M/s. Vishnu Developers, a Sole Proprietary Firm. is in possession of the project land.

AND WHEREAS the Allottee is offered a **Flat No.____**, on the **____ Floor**, in a scheme of “**GIRIRAJ AVINYA**” (herein after referred to as the said “Flat”) of the Building called “**GIRIRAJ AVINYA**” (herein after referred to as the said “Building”) being constructed by the Promoter.

AND WHEREAS by virtue of the Deed of Conveyance the Promoter has sole and exclusive right to sell the Flat in the said building/s to be constructed by the Promoter on the project land

and to enter into Agreement/s with the allottee(s)/s of the Flats to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects Pavan B. Patel (Arch./Engg.No.001ERH1102510089) and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made there under and the Allottee if satisfied in respect of the same;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Flats are constructed or are to be constructed have also been inspected by the Allottee and is satisfied in respect of the same.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority has been inspected by the Allottee.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project has also been inspected by the Allottee,

AND WHEREAS the authenticated copies of the plans and specifications of the Flat agreed to be purchased by the Allottee has been annexed and marked as Annexure 'A'.

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

AND WHEREAS the Allottee has applied to the Promoter for allotment of **Flat No. _____**, on the _____ Floor, in a scheme of "**GIRIRAJ AVINYA**" being constructed in the said Project more particularly described here in under at Second Schedule and referred to as "Scheduled Property" or "Said Flat"

AND WHEREAS the carpet area of the said Flat ___ square meters and "carpet area" means the net usable floor area of an Flat, excluding the area covered by the external walls, areas

under services shafts, exclusive balcony or verandah area and exclusive open terrace area but includes the area covered by the internal partition walls of the Flat.

AND WHEREAS, the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS, prior to the execution of these presents the Allottee has paid to the Promoter a sum of **Rs.____/-** (**Rupees_____Only**) Out of Total consideration of Flat as mentioned under :

Rs.	Bank	Date	Cheque No.
Rs._____-/-	_____Bank		

being part payment of the sale consideration of the Flat agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter doth hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

This property contract finalization has been completed on Dt. 31-12-2025.

AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Flat with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act. 1908.

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Scheduled Property and the garage/covered parking (if applicable)

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

1. The Promoter shall construct the said buildings consisting of Parking on Ground Floor, Stair Cabin, 1 Lifts, and Over Head Water Tank) + 3 Flats on Each Floor from First to Fifth Floor, Total 15 Flats on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

Provided that the Promoter shall have to obtain prior consent in writing of the Allottees in respect of variations or modifications which may adversely affect the Flat of the Allottees except any alteration or addition required by any Government authorities or due to change in law.

1(a) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee, **Flat No.**____, on _____ Floor, admeasuring _____ sq.mts.(Carpet Area), in the building/wing undivided land admeasuring _____ sq. mts. (hereinafter referred to as "the Flat") for the consideration of **Rs.**_____/ - (**Rupees** _____ **Only**) including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith, (the price of the Flat including the proportionate price of the common areas and facilities and parking spaces should be shown separately) as mentioned under :

(i)	Flat No. _____, on _____ st Floor, admeasuring _____ sq.mts. (Carpet Area), in a scheme known as “GIRIRAJ AVINYA”.	Consideration of Rs. _____/-
(ii)	1 Balcony having area admeasuring _____ sq.mts.	Consideration of Rs. _____/-
(iii)	Wash area balcony having area admeasuring _____ sq.mts.	Consideration of Rs. _____/-
(iv)	Car Parking spaces bearing No. Flat No. _____ situated at (Ground Floor-1 Car Parking) being constructed.	(Without any consideration)
	The total aggregate consideration amount for the said Flat mentioned herein above from clause I a (i) to (iv) is thus Rs. _____/- (including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities)	

I (b) The Allottee has paid on or before execution of this agreement a sum of Rs _____ (Rupees_____only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs._____(Rupees_____) in the following manner :- :-

1. Amount of Rs._____-/- (_____) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement.
2. Amount of Rs._____-/- (_____) (not exceeding 45% of the total consideration) to he paid to the Promoter on completion of the Plinth of the building or wing in which the said Flat is located.

3. Amount of Rs. _____/- (_____) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Flat is located.

4. Amount of Rs. _____/- (_____) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Flat.

5. Amount of Rs. _____/- (_____) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Flat.

6. Amount of Rs. _____/- (_____) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external piaster, elevation, terraces with waterproofing, of the building or wing in which the said Flat is located.

7. Amount of Rs. _____/- (_____) (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fillings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Flat is located.

Balance Amount of Rs. _____/- (_____) against and at the time of handing over of the possession of the Flat to the Allottee on or after receipt of occupancy certificate or completion certificate.

1 (c) The total price as stated above excludes Taxes (consisting of tax paid or payable of the Promoter by way of GST and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Flat

which shall be separately payable by the Allottees in the manner as may be decided by the Promoter.

1(d) The total price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottees for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottees, which shall only be applicable on subsequent payments.

1(e) The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottee by discounting such early payments 12 % per annum for the period by which the respective installment has been proponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.

1(f) The Promoter shall confirm the final carpet area that has been allotted to the Allottees after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottees within forty-five days with annual interest at the rate of 9%, from the date when such an excess amount was paid by the Allottees. If there is any increase in the carpet area allotted to

Allottees, the Promoter shall demand additional amount from the Allottees as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

1(g) The Allottees authorize the Promoter to adjust/appropriate all payments made by him/her/them under any head(s) of dues against lawful outstanding, if any, in his / her / their name as the Promoter may in its sole discretion deem fit and the Allottees undertake not to object/demand/direct the Promoter to adjust his payments in any manner.

2.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Flat to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Flat.

2.2 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the Flat to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, 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 Promoter as provided in clause 1 (c) herein above. ("Payment detail).

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 1499.40 squar

meters only and Promoter has planned to utilize Floor Space Index Of 2249.10 square meters by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 1885.10 square meters as proposed to be utilized by him on the project land in the said Project and Allottees has agreed to purchase the said Flat based on the proposed construction and sale of Flat to be carried out by the Promoter by utilizing the proposed FSI with the understanding that the “declared” proposed FSI Shall belong to “Society of Allottee only “

4.1 If the Promoter fails to abide by the time schedule for completing the project and handing over the Flat to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest at the rate State Bank of India MCLR Rate plus 2%, per annum on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest at the rate of State Bank of India MCLR Rate plus 2%, per annum, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoter.

4.2 Without prejudice to the right of promoter to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share or taxes levied by concerned local

authority and other outgoings) and on the allottee committing three defaults of payment of installments, the Promoter shall at his own option, may terminate this Agreement:

4.3 Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

4.4 Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages i.e. 30% or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the installments of sale consideration of the Flat which may till then have been paid by the Allottee to the Promoter.

5 The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with brand, or price range to be provided by the Promoter at his/her/its option in the said building and the Flat as are set out in Annexure 'C', annexed hereto.

6 The Promoter shall give possession of the Flat to the Allottee on or before 31st day of December, 2025. If the Promoter fails or neglects to give possession of the Flat to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to

the Allottee the amounts already received by him in respect of the Flat with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Flat on the aforesaid date, if the completion of building in which the Flat is to be situated is delayed on account of :

- i. war, civil commotion or act of God ;
- ii. any notice, order, rule, notification of the Government and/or other public or competent authority/court.

7.1 Procedure for taking possession — The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the Apartment, to the Allottee in terms of this Agreement to be taken within 15 (Fifteen) Days from the date of issue of such notice by paying all dues and the Promoter shall give possession of the Apartment to the Allottee.

7.2 The Allottee shall take possession of the Flat within 15 days of the written notice from the promoter to the Allottee intimating that the said Flats are ready for use and occupancy :

7.3 Failure of Allottee to take Possession of Flat : Upon receiving a written intimation from the Promoter as per clause 7.1, the Allottee shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Apartment to the Allottee. In case the Allottee fails to take possession within the time provided in clause 7.1 such Allottee shall continue to be liable to pay

maintenance charges as applicable and liable for interest and cancellation as per clause no. 4.1 & 4.2.

7.4 If within a period of five years from the date of handing over the Flat to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Flat or the building in which the Flat is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act. Provided that the Promoter shall not be liable in respect of any structural defect or defects on account of workmanship, quality or provision of service which cannot be attributable to the Promoter or beyond the control of the Promoter.

8 The Allottee shall use the Flat or any part thereof or permit the same to be used only for purpose of residence. The Allottee shall use the garage or parking space only for purpose of Keeping or parking vehicle.

8. The Allottee along with other allottee(s) of Flats in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member. including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register

the common organization of Allottee. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

9.1 Within 15 days after notice in writing is given by the Promoter to the Allottee that the Flat is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Flat) or outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution of Rs._____/ - per month towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until the same is transferred to the society or the association or the limited company as aforesaid.

10. Over and above the amounts mentioned in the agreement to be paid by the Allottee, the Allottee shall on or before delivery of possession of the said premises shall pay to the Promoter such proportionate share of the outgoings as may be determined by the Promoter and which are not covered in any other provisions of this agreement

11. The Allottee shall pay to the Promoter a sum of Rs._____-/- for meeting an legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee shall pay to the Promoter stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER / VENDOR / DEVELOPER.

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

- i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has

actual, physical and legal possession of the project land for the implementation of the Project;

- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;
- vi. The Promoter 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;
- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Flat which will, in any manner, affect the rights of Allottee under this Agreement;

- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Flat to the Allottee in the manner contemplated in this Agreement;
- ix. At the time of execution of the conveyance deed of the structure to the association of Allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;
- x. The Promoter has duly paid and shall continue to pay and discharge u n d i s p u t e d governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
- xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.

14. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Flat may come, hereby covenants with the Promoter as follow :

- i. To maintain the Flat at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Flat is taken and shall not do or suffer to be done anything in or to the building in which the Flat is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Flat is situated and the

Flat itself or any part thereof without the consent of the local authorities, if required.

- ii. Not to store in the Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Flat is situated, including entrances of the building in which the Flat is situated and in case any damage is caused to the building in which the Flat is situated or the Flat on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.
- iii. To carry out at his own cost all internal repairs to the said Flat and maintain the Flat in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Flat is situated or the Flat which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. Not to demolish or cause to be demolished the Flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat or any part thereof, nor any alteration in the

elevation and outside colour scheme of the building in which the Flat is situated and shall keep the portion, sewers, drains and pipes in the Flat and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC. Parris or other structural members in the Flat without the prior written permission of the Promoter and/or the Society or the Limited Company.

- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the project land and the building in which the Flat is situated.
- vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Flat is situated.
- viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Flat by the Allottee for any purposes other than for purpose for which it is sold.
- ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or pan

with the possession of the Flat until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.

- x. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Flats therein and for the observance and performance of the Building Rules, Regulations and By-Laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society / Limited Company / Apex Body / Federation regarding the occupancy and use of the Flat in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.
- xi. The Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
- xii. The Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

15 The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as

advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

16 Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Flats or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the same is transferred as hereinbefore mentioned.

17 PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE :

After the Promoter executes this Agreement The Promoter shall not mortgage or create a charge on the Flat No. ___ and if any 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 the Allottee who has taken or agreed to take such Flat.

18 **BINDING EFFECT** Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, Firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub- Registrar as and

when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this 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 Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt or 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.

19 ENTIRE AGREEMENT

This Agreement, along with its schedules and annexure, constitutes the tenure 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 Flat as the case may be.

20 RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties.

21 PROVISIONS OF THIS AGREEMENT APPLICABLE TO 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 the Project shall equally be applicable to and enforceable against any subsequent Allottees of the [Flat] in case of a transfer, as the

said obligations go along with the Flat for all intents and purposes.

22 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 law, 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.

23 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 and payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the Flat to the total carpet area of all the [Flats/Plots] in the Project.

24 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.

25 PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter’s Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in Ahmedabad after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Ahmedabad. The Allottee and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

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

(1)

(2)

Both Residing at :_____

Notified Email ID : _____

Mr. Vyomesh Narandas Mashru as a Sole, Proprietor of
M/s. Vishnu Developers, a Sole Proprietary Firm.

Having office address at : Address : "GIRIRAJ AVINYA", 17,
Tulsibag colony, Nr.Hirabag Railway Crossing, Ambawadi
Ahmedabad,

Gujarat -380006.

Notified Email ID : vnmashru@yahoo.co.in

It shall be the duty of the Allottee and the promoter 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 promoter or the Allottee, as the case may be.

27. JOINT ALLOTTEES

That in case there are Joint Allottees all communications shall be sent by the Promoter 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.

28 Stamp Duty and Registration :- The charges towards stamp duty and Registration of this Agreement shall be borne by the allottee.

29. **Dispute Resolution :-** Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the **Ahmedabad Authority** as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.

30. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in

accordance with the laws of India for the time being in force and the courts will have the jurisdiction for this Agreement

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

Annexure 'A'

Copy of Development / Construction Permission issued by AMC.

Annexure 'B'

Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at_____.

First Schedule Above Referred to Description of the freehold/leasehold land and all other details.

ALL THAT N.A. land situated, lying and being at Mouje : Chhadawad, Taluka : Sabarmati, Dist.: Ahmedabad bearing Town Planning Scheme No. 3/5 of Final Plot No. 741/16+17B, admeasuring 833 sq.mts, in the Registration District, Ahmedabad and Sub-District, Ahmedabad – 3 (Memnagar).

Boundary of land as per Plan dated 03-08-2021 :

On or towards the East : Final Plot No. 741/9 and 741/8.
On or towards the West : T.P. Road.
On or towards the North : Final Plot No. 741/16+17A.
On or towards the South : Final Plot No. 742/1.

Second Schedule Above Referred to here set out the nature, extent and description or common areas and facilities.

All that Flat No._____, on_____Floor, admeasuring_____sq.mts. (Carpet Area), 1 (One) Balcony admeasuring_____sq.mts., 1 (One)

Wash Area admeasuring_____sq.mts., togetherwith undivided proportionate share admeasuring _____ sq.mts. and undivided proportionate share in common builtup area in a scheme known as “**GIRIRAJ AVINYA**”.

On or towards East :
On or towards West :
On or towards North :
On or towards South :

**SIGNED AND DELIVERED BY THE WITHIN NAMED
Promoter / Vendor / Developer :**

Mr. Vyomesh Narandas Mashru
as a Sole Proprietor of M/s. Vishnu Developers,
a Sole Proprietary Firm.
At Ahmedabad on ----- 2022.

in the presence of WITNESSES :

1. Name : _____
Signature : _____
2. Name : _____
Signature : _____

PROMOTER / VENDOR / DEVELOPER :

Mr. Vyomesh Narandas Mashru as a Sole Proprietor of M/s. Vishnu Developers, a Sole Proprietary Firm.

Signature	Photograph	Left Hand Thumb Impression

ALLOTTEES / PURCHASERS :

Signature	Photograph	Left Hand Thumb Impression