AGREEMENT FOR SALE

This Agreement made at Vadodara on this ____day of _____ in the year Two Thousand _____ by and between:

PROMOTOR :

M/s. D D REALTY (PA No. : AANFD7431M), a partnership firm having its place of business at "PRARTHANA VIHAR", Final Plot No. 154, Block No. 158, T. P. Scheme No.1 (Sevasi No. 1) of village- Sevasi, Taluka and District Vadodara, represented by its authorized Partner Shri Shantilal Savjibhai Dhanani, aged about 62 years, Occupation- business, residing at B/201, Safalya Park Lane, Near Akashvan Society, New Alkapuri, Gotri, Vadodara-390021; Aadhaar No. 9964 1001 2254);

hereinafter referred to as "the Promoter" of the One Part.

and

ALLOTTEE:

Shri _____, aged about ____ years, occupation _____, residing at _____, (PAN No. _____ Aadhaar No. _____) hereinafter referred to as "the Allottee" of the Other Part.

A. WHEREAS by a conveyance deed (sale deed) No. 10270 dated 12.10.2017 executed by (1) Pragjibhai Ranchhodbhai Desai HUF through Karta Shri Pragjibhai Ranchhodbhai Desai and (2) Smt. Rasilaben Shantilal Dhanani of the One Part (hereinafter referred to as "the Vendor") in favour of M/s. D D REALTY, a partnership firm the Promoter of the Other Part, the Vendors have sold absolutely to the Promoter an immovable property being piece and parcel of freehold land admeasuring 2923.00 Sq. Mtrs. bearing Block No. 158 (Old Survey No. 171)

which has been covered in T. P. Scheme No. 1 (Sevasi No. 1) and allotted original Plot No. 71, Final Plot No. 154 of village Sevasi, Taluka and District Vadodara in the State of Gujarat, which is more particularly described in the First Schedule hereunder written (hereinafter referred to as "the project land"). Thus the promoter has become lawful owner of the said project land.

B. AND WHEREAS the Promoter is in possession of the project land and are entitled and enjoined upon to construct buildings on the project land;

C. AND WHEREAS the Promoter has proposed to construct on the project land (here specify number of buildings and wings thereof) Four residential buildings/towers "A", "B", "C" and "D" in the project named "PRARTHANA VIHAR" having Basement (Parking) + Ground Floor (Ten shops and parking) + First Floor + Second Floor + Third Floor + Fourth Floor + Fifth Floor + Sixth Floor + Seventh Floor. There are four flats on each floor of all these buildings / towers.

D. AND WHEREAS the Allottee is offered an Apartment/Flat/Shop bearing Number _____ on _____ Floor of _____ Tower. (hereinafter referred to as the said "Apartment/Flat/Shop") in the said the Building called "PRARTHANA VIHAR" (hereinafter referred to as the said "Building") being constructed in the said project, by the Promoter.

E. AND WHEREAS the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority vide Registration No._____ authenticated copy is attached in Annexure 'B';

F. AND WHEREAS by virtue of the ownership of land by Promoter, has sole and exclusive right to sell the Apartment/Flat/Shops 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 Apartment/Flat/Shops to receive the sale consideration in respect thereof.

G. 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 Shri Tarun G. Sojitra of M/s. Design Point (Vadodara) 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 is satisfied in respect of the same.

H. 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 Apartment/Flat/Shops are constructed or are to be constructed have also been inspected by the Allottee and is satisfied in respect of the same.

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

J. 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.

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

L. 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.

M. 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.

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

O. AND WHEREAS the Allottee has applied to the Promoter for allotment of an Apartment/Flat/Shop No. _____ on ____ floor in Tower ____ of the said Project.

P. AND WHEREAS the carpet area of the said Apartment/Flat/Shop is _____. Square Meters and “carpet area” means the net usable floor area of an Apartment/Flat/Shop, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah and exclusive open terrace area but

includes the area covered by the internal partition walls of the Apartment/Flat/Shop.

Q. AND WHEREAS, the Parties relying on the confirmations, representations and assurance of such 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;

R. AND WHEREAS prior to the execution of these presents are Allottee has paid to the Promoter a sum of Rs. _____/- (Rupees _____ only), being part payment of the sale consideration of the Apartment/Flat/Shop agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay the Promoter the balance of the sale consideration in the manner hereinafter appearing.

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

T. 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 (Apartment/Flat/Shop) with right of parking in common parking area of the said project.

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

1. The Promoter shall construct Four residential buildings / towers in the project named “PRARTHANA VIHAR” having Basement (Parking) + Ground Floor (Ten shops and parking) + First Floor to Seventh Floor 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 Allottee in respect of variations or modifications which may adversely affect the

Apartment/Flat/Shop of the Allottee 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 Apartment/Flat/Shop No._____of carpet area admeasuring _____ sq. meters on _____ floor in Tower- _____ of the building "PRARTHANA VIHAR" (hereinafter referred to as "the Apartment/Flat/Shop") for the consideration of Rs. _____/- in words (_____/-)

1(b) Payment plan : 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:-

i. Amount of Rs.----/- (----------)(not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement.

ii. Amount of Rs.----/- (----------)(not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Apartment/Flat/Shop is located.

iii. 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 Apartment/Flat/Shop is located.

iv. 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 Apartment/Flat/Shop.

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

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

vii. Amount of Rs.----/- (----------)(not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, 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 Apartment/Flat/Shop is located.

viii. Balance Amount of Rs.------(--------) against and at the time of handing over of the possession of the Apartment/Flat/Shop to the Allotee or on receipt of occupancy certificate.

1(c) The total price as stated above excludes Taxes (consisting of any type of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax 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) prevailing at such time up to the date of handing over the possession of the Apartment/Flat/Shop, which shall be separately payable by the Allottee 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 Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclosed the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, 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 payment @ 12% per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.

1(f) The Promoter shall confirm the final carpet area that has been allotted to the Allottee 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 Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee the same rate per square meter as agreed in Clause 1(a) of this Agreement.

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

1.1 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 Apartment/Flat/Shop to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment/Flat/Shop.

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 Apartment/Flat/Shop to the Allottee after receiving the occupancy certificate of the completion certificate.

Similarly, the Allottees 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 (b) herein above (“Payment Plan”).

3. The Promoter hereby declares that the Floor Space Index available as per prevailing date in respect of the project land has availed and increased FSI obtained and utilized as required to be used for this project on payment of premium for further implementing various scheme as mentioned in the Development Control Regulation. Promoter has an exclusive rights on the additional or increased FSI which may be available in future on modification of Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index to be utilized by him on the project land in the said Project

and Allottee has agreed to purchase the said Apartment/Flat/Shop based on the proposed construction and sale of Apartment/Flat/Shops to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

4.1 If the promoter fails to abide by the time schedule for completing the project and handing over the Apartment/Flat/Shop to the Allottee, the promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest at the rate of 12% 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 12% per annum, on all the delayed payment which become 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 of 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.

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 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.

Provided further that upon termination of this Agreement as aforesaid, the promoter shall refund to the Allottee after deducting 10% of amount paid towards recovery of liquidated charges and actual charges towards cancellation of booking within a period of thirty days of the termination, the Installments of sale consideration of the Apartment/Flat/Shop which may till then have been paid by the Allottee to the Promoter.

Provided further that if the allottee requests the promoter for cancellation of the booking / termination of this Agreement for any reason without any fault on the part of the promoter, then the promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated charges or any other amount

which or expenditure incurred towards booking or cancellation, may be payable to Promoter) as and when the said Apartment/Flat/Shop is re-sold to another allottee, the Installments of sale consideration of the Apartment/Flat/Shop which may till then have been paid by the Allottee to the Promoter. In such circumstances the promoter shall not be liable to pay any interest to the allottee.

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 of the provided by the Promoter at his/her its option in the said building and the Apartment/Flat/Shop as are set out in Annexure 'C', annexed hereto.

6. The Promoter shall give Possession of the Apartment/Flat/Shop to the Allottee on or before---------- day of ---------- 20------. If the promoter fails or neglects to give possession of the Apartment/Flat/Shop 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 Apartment/Flat/Shop 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 Apartment/Flat/Shop on the aforesaid date, if the completion of building in which the Apartment/Flat/Shop 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 or late receipt of BU from Authority.

(iii) Non availability of material or labour due to strike or such other similar reason, on which are beyond the control of the promoters.

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/Flat/Shop, to the Allottee in terms of this Agreement to be taken within 3 (three) months from the date of issue of such notice and the Promoter shall give possession of the Apartment/Flat/Shop to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay

the maintenance charges as determined by the Promoter or association of Allottees, as the case maybe. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the project.

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

7.3 Failure of Allottee to take Possession of Apartment/Flat/Shop: Upon receiving a written intimation from the Promoter as per clause 7.1, the Allottee shall take possession of the Apartment/Flat/Shop 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/Flat/Shop 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.

7.4 If within a period of five years from the date of handing over the Apartment/Flat/Shop to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment/Flat/Shop or the building in which the Apartment/Flat/Shop are 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 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 Apartment/Flat/Shop or any part thereof or permit the same to be used only for purpose of residence or shop for carrying on business. He shall use the garage or parking space only for purpose of keeping or parking vehicle.

9. The Allottee along with other Allottee(s) of Apartment/Flat/Shops, 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 modification 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 Apartment/Flat/Shop 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 Apartment/Flat/Shop) of 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 and which are not covered in any other provision of this Agreement.

11. The Allottee shall pay to the promoter a sum of Rs. ---------- for meeting all 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, the Allottees' share of 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, and the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex body or Federation on such conveyance or lease of any document or instrument of transfer in respect of the structure of the said land to be executed on favour of the Apex Body or federation.

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

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 rights 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 Apartment/Flat/Shop 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 Apartment/Flat/Shop 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 and 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 undisputed governmental dues, rates, charges and taxes 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 to 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 hand the Apartment/Flat/Shop may come, hereby convenants with the Promoter as follows:-

i. To maintain the Apartment/Flat/Shop at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Apartment/Flat/Shop is taken and shall not do or suffer to be done anything in or to the building in which the Apartment/Flat/Shop 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 Apartment/Flat/Shop is situated

and the Apartment/Flat/Shop itself or any part thereof without the consent of the local authorities, if required;

ii. Not to store in the Apartment/Flat/Shop 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 Apartment/Flat/Shop is situated or storing of which goods is objected to by 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 Apartment/Flat/Shop is situated, including entrances of the building in which the Apartment/Flat/Shop is situated and in case any damage is caused to the building in which the Apartment/Flat/Shop is situated or the Apartment/Flat/Shop 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 end Apartment/Flat/Shop and maintain the Apartment/Flat/Shop 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 which the Apartment/Flat/Shop is situated or the Apartment/Flat/Shop which may be contrary to the rules and regulation 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 Apartment/Flat/Shop 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 Apartment/Flat/Shop or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment/Flat/Shop is situated and shall keep the portion. Sewers, drains and pipes in the Apartment/Flat/Shop 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 Apartment/Flat/Shop is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis

or other structural members in the Apartment/Flat/Shop 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 of thing which may render void or voidable any insurance of the project land and the building in which the Apartment/Flat/Shop 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 Apartment/Flat/Shop in the compound or any portion of the project land and the building in which the Apartment/Flat/Shop 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 Apartment/Flat/Shop 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 Apartment/Flat/Shop 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 part with the possession of the Apartment/Flat/Shop 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 Apartment/Flat/Shops therein and for the observance and performance of the Building Rules, Regulations andBye-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 trhe occupancy and use of the

Apartment/Flat/Shop in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

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 purpose 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 Apartment/Flat/Shops or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment/Flat/Shop 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 he shall not mortgage or create a charge on the Apartment/Flat/Shop booked for or advance received for specific unit 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 Apartment/Flat/Shop.

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 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.

19. ENTIRE AGREEMENT : This Agreement along with its schedules and annexures, 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/Flat/Shop/building, 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/SYBSEQUENT 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 Apartment/Flat/Shop, in case of a transfer, as the said obligations go along with the Apartment/Flat/Shop 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 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 made any payment, in common with other

Allottee(s) in Project, the same shall be in proportion to the carpet area of the Apartment/Flat/Shop to the total carpet area of all the Apartment/Flat/Shop 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 pursuance 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---------- 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 ----------

26. 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.

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

----------Name of Allottee

----------(Allottee's Address) Notified Email ID:----------

M/s---------Promoter name

----------(Promoter Address) Notified Email ID:----------

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.

28. 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.

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

30. 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 ----------Authority as per the provision of the Real Estate (Regulation and Development) Act, 2016. Rules and Regulations, there under.

31. 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 Vadodara in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVEREDBY THE WITHIN NAMED

Allottee :(including joint buyers)

(1)_____

(2)_____

SIGNED AND DELIVERED BY THE WITHIN NAMED

Promoter:

(1)_____

(Authorized Signatory)

In the presence of WITNESSES:

1. Name_____
   Signature_____
2. Name_____
   Signature_____

Note- Execution clauses to be finalized in individual cases having regard to the constitution of the parties to the Agreement.

SCHEDULE 'A'

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

Apartment / Flat / Shop No. ---------- with admeasuring --------- Sq.Mtrs. Carpet Area situated in ---------- Direction on --------- Floor in ------ Tower of "PRARTHANA VIHAR" project which has been constructed on non-agricultural land admeasuring 2923.00 Sq. Mtrs. bearing Block No. 158 (Old Survey No. 171) which has been covered in T. P. Scheme No. 1 (Sevasi No. 1) and allotted original Plot No. 71, Final Plot No. 154 of village Sevasi, Taluka and District Vadodara in the Registration District Vadodara, Sub-District Vadodara-4 (Gorwa) in the State of Gujarat. The proportionate share of ---------- Sq.Mtrs. in the common and undivided land of the said project is also agreed to be sold with the said unit by this sale deed.

The said Apartment / Flat / Shop No. ---------- is bounded by as under:

On the East : ----------
On the West : ----------
On the North : ----------
On the South : ----------

SCHEDULE ‘B’

FLOOR PLAN OF THE APARTMENT/FLAT/SHOP

ANNEXURE-A

(Authenticated copies of the plans and specifications of the Apartment/Flat/Shop agreed to be purchased by the Allottee as approved by the concerned local authority)

ANNEXURE-B

(Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority)

ANNEXURE-C

(Specification and amenities for the Apartment/Flat/Shop)