DEED OF SALE

THIS DEED OF SALE ("**Deed**") is entered into at Ahmedabad on this_____ day of _____, 201__:

BETWEEN

1. Kalpeshbhai Atmaram Patel, PAN No. ACIPP 5510 G, adult residing at 17,Ganeshpark-2, Nirman Tower, R. C. Technical Road, Ghatlodia Ahmedabad.
2. Kamleshbhai Atmaram Patel, PAN No. ALQPP 8620 E, adult residing at 17-Ganeshpark-2, Nirman Tower, R. C. Technical Road, Ghatlodia, Ahmedabad.
3. Mukeshbhai Keshavlal Patel, PAN No. ACIPP 5506 C, adult residing at, 65-Ganeshkunj Bungalows, R. C. Technical Road, Ghatlodia, Ahmedabad.
4. Chetnaben Mukeshbhai Patel, PAN No. AKGPP 9255 Q, adult residing at, 65, Ganeshkunj Bungalows, R.C.Tecnhical Road, Ghatlodia, Ahmedabad.
5. Ramilaben Bharatbhai Patel, PAN No. ALGPP 9716 K, adult residing at 65, Ganeshkunj Bungalows, R. C. Technical Road, Ghatlodia, Ahmedabad.
6. Darshan Jayantibhai Patel, PAN No. AHNPP 6873 G, adult residing at 22, Ganeshpark Bungalows, Behind Shayona City, Ghatlodia, Ahmedabad.
7. Sanjay Jayantilal Patel, PAN No. AKGPP2405E, adult residing at 30, Ganeshkunj, R.C. Technical Road, Ghatlodia, Ahmedabad.
8. Kalpesh Bharatkumar Patel, PAN No. ARZPP1422F, adult, Indian inhabitant, residing at 65, Ganeshkung Bungalows, R.C. Technical road, Ghatlodia, Ahmedabad.
9. Shree Siddhi Infrabuild Private Limited, PAN No. AALCS 4509 A, a company incorporated under the Companies Act, 1956 bearing registration no. U45201GJ200PTC 051012, having its registered office at 50, Ganeshkunj, R.C. Technical, Ghatlodia, Ahmedabad.
10. Sursuta Co-operative Housing Society Limited-Part-6, PAN No. AACA S4521 M, a Society bearing Registration no.GH-22189/2006, Jagatpur, Dascroi, Ahmedabad through its Chairman Mr. Kamleshbhai Atmaram Patel.

All the above-mentioned parties from Serial No. 1 to 10 hereinafter collectively referred to as **"The Land Owners",** and Parties at Serial no.1 to 8 through their Power of Attorney holder Mr. Kamlesh Atmaram Patel, Party at Sr. No. 9 through its authorised signatory Mr. Kamlesh Atmaram Patel, Party at Sr. No. 10 through its authorised signatory Mr. Kamleshbhai Atmaram Patel (which expression shall, unless it be repugnant to the context or the meaning thereof, be deemed to mean and include its executors, legal representatives, administrators, successors-in-interest and assignees) of the **FIRST PART**;

AND

SHREE SIDDHI INFRABUILDCON LLP, PAN: ACHFS3787P [earlier known as SHREE SIDDHI INFRABUILDCON PRIVATE LTD.]**,** a Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008 having its registered office at D-1001, Ganesh Meridian, Opp. Amiraj Farm, Nr. New Gujarat High Court, Sarkhej-Gandhinagar Highway, Ahmedabad – 380 060, hereinafter referred to as "**SIDDHI**" (which expression shall, unless it be repugnant to the context or the meaning thereof, be deemed to mean and include its successor(s) and assign(s)) of the **SECOND PART;**

AND

GODREJ PROPERTIES LIMITED, PAN: AAACG3995M, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai 400 079 and also its regional office at Second Floor, Rudrapath Complex, Near Rajpath Club, Sarkhej-Gandhinagar Highway, Ahmedabad-380 059, herein after referred to as "**Developer**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successor(s) and assign(s)) of the **THIRD PART;**

AND

1. (First Applicant)_____
PAN No. _____, Aged Adult, residing at
_____
_____
_____

2. (Second Applicant)_____
PAN No. _____, Aged Adult, residing at
_____
_____
_____

3. (Third Applicant)_____
PAN No. _____, Aged Adult, residing at
_____
_____
_____

4. (Fourth Applicant)_____
PAN No. _____, Aged Adult, residing at
_____
_____
_____

Hereinafter together referred to as the **"Purchaser"** (which expression shall, wherever the context so requires or admits, mean and include his/ her/ their/ its heir(s), legal representative(s), successor(s)-in-interest, executor(s) and administrator(s) and in the case of a partnership firm, the partners for the time being and from time to time constituting the firm and the survivors or survivor of them and the legal heir(s), executor(s) and administrator(s) of each of the partners and in the case of a company or a body corporate its successor(s) and assign(s)) of the "**FOURTH PART":**

The Land Owners, SIDDHI, the Developer and the Purchaser, where so the context permits, are hereinafter collectively referred to as "**the Parties**" and individually as a "**Party**".

WHEREAS:

A. The Land Owners are seized and possessed of or otherwise well and sufficiently entitled as the owners, to all those pieces and parcels of land bearing Final Plot Numbers G-11 of Town Planning Scheme No. 65 (Tragad-Jagatpur-Chankheda-Chenpur-Ranip), situate, lying and being at Village: Jagatpur, Taluka: Ghatlodia (erstwhile Ahmedabad – West), District: Ahmedabad in the Registration District and Sub District of Ahmedabad – 8 (Sola) forming part of the Project Land (as defined hereinafter at Recital E below) and hereinafter referred to as "**Said Property**" more particularly described in the **First Schedule** hereunder written. The Land Owners have, as per their understanding with

Shree Siddhi Infrabuild Private Limited ("**SSIPL**") and vide Memorandum of Understanding dated 24th November, 2007, authorised SSIPL to deal with their rights, title and interest in the Said Property including to receive the consideration in that regard;

B. The Developer developing a residential township by and under the name **"Godrej Garden City"** upon various parcels of land including the Said Property (hereinafter referred to as "**the Township**" or the "**Township Project**"), executed the Agreement to Grant Development Rights dated 15th April, 2008 ("**AGDR**") with SSIPL where under SSIPL had agreed to grant the Developer, the development rights on the Said Property for the purpose of development of the Township Project;

C. The promoters and share-holders of SSIPL had proposed to incorporate a new company in terms of AGDR for the purpose of the development of the Township Project and in furtherance thereof, Shree Siddhi Infrabuildcon Private Limited ("**Erstwhile Company**") was incorporated and on the incorporation of the Erstwhile Company, the rights and obligations of SSIPL under the AGDR stood vested in the Erstwhile Company;

D. Vide a Certificate of Registration on Conversion dated February 21, 2013, issued by the Ministry of Corporate Affairs, Government of India, the Erstwhile Company was converted from a company registered under the Companies Act, 1956, into a limited liability partnership registered under the Limited Liability Partnership Act, 2008, named Shree Siddhi Infrabuildcon LLP i.e. SIDDHI (being Party of the Second Part), bearing LLP Identification Number: AAB-3722. By virtue of the aforesaid conversion, all the rights and obligations of the Erstwhile Company (existing and future and including rights and obligations created under all agreements executed by the Erstwhile Company) are now deemed to be the rights and obligations of SIDDHI. Accordingly, all the acts undertaken by SSIPL and/or the Erstwhile Company are now deemed to have been undertaken by them, and all agreements executed by it set out hereunder shall be deemed to have been executed by SIDDHI;

E. In pursuance of the understanding as provided in the AGDR, SSIPL and the Erstwhile Company executed Development Agreements, in respect of various parcels of land including the Said Property, dated 2nd September, 2008; 13th April, 2009; 16th January, 2010; 25th March, 2011; 13th June, 2011 and 12th August, 2011 including supplemental and other incidental documents for grant of development rights to the Developer (hereinafter referred to as the "**Development Agreements**") whereunder the Developer has acquired development rights to various parcels of land bearing Block Numbers 28p (area 10,471 sq. mtrs.), 32, 30, 41, 33, 27, 31, 62, 65, 66p, 82, 84, 15 C (previously 15 p), 72, 73, 77, 86A, 86B, 87B, 87C, 100, 16 , 17, 67, 71, 83, 19/A, 43, 44, 46, 54/C, 56, 88A, 88B, 120, 29A, 81, 93B, 89, 25, 21/A, 23, 24, 61, 117, 18/A, 29/B, 26, 45, 85, 86C, 92 p, 119, 28p (area: 13,192 sq. mtrs.) and 75/A, aggregately admeasuring about (6,90,331 sq. mtrs.) 170.62 Acres or thereabouts, situate, lying and being at Village: Jagatpur, Taluka: Ghatlodia (erstwhile Ahmedabad – West), District: Ahmedabad **and** Survey Numbers 150/2, 151, 152/2 aggregately admeasuring about (16543 sq. mtrs.) 4.08 Acres or thereabouts, situate, lying and being at Village: Chenpur Taluka: Ghatlodia (erstwhile Ahmedabad – West), District: Ahmedabad **and** Survey Numbers 34, 35/2, 37, 45, 64/2, 67/3, 58/1, 65/9, 28/1, 28/2, 47/1, 48/1A, 49 paiki, 50/5/p, 50/7, 55/1, 56, 60/2, 62, 63 paiki, 21/3/2, 7, 42, 11/3, 61/1 paiki, 65/6, 65/8, 18p admeasuring about (118250 sq. mtrs.) 29.22 Acres or thereabouts situate, lying and being at Village: Tragad, Taluka: Ghatlodia (erstwhile City) in the Registration District and Sub District of Ahmedabad – 8 (Sola), all the parcels aggregately to the extent admeasuring about (825124 sq. mtrs.) 203.93 Acres (hereinafter referred to as "**Project Land**"). **FURTHER**, the land parcels comprising the Project Land are covered under Town Planning Scheme No. 65 (Tragad-Jagatpur-Chankheda-Chenpur-Ranip) which are given Final Plot numbers G-1 to G-15, 122, 169, 170, 196, 125 and 156/2, which are more particularly earmarked

in the Revised Masterplan issued by the Senior Town Planner, Ahmedabad Urban Development Authority, Ahmedabad dated 20.12.2014;

F. Simultaneously with the execution of the respective Development Agreements, the Erstwhile Company executed irrevocable Powers of Attorney dated 2nd September, 2008; 13th April, 2009; 16th January, 2010; 25th March, 2011; 13th June, 2011 and 12th August, 2011 in favour of the Developer authorizing the Developer to do all acts, deeds, matters and things for the development as contemplated in the Development Agreements including the right to market and sell the premises to be constructed on the Project Land by the Developer, to enter into agreement(s) with the prospective purchaser(s) of the constructed premises, receive sale proceeds in respect thereof from the association/society of such purchasers of the constructed premises as per the prevailing laws and ultimately convey the Project Land including the Said Property to the purchasers / body of purchasers / society / association in respect of the Said Property;

G. The Developer had applied to the concerned authority for the development of the Township under the Township Policy of the Government of Gujarat ("**the Special Township Policy**") as amended from time to time;

H. Pursuant to the application made for the Township, Urban Development and Urban Housing Department, Government of Gujarat has In Principle granted the permission for a Residential Township Project vide its Order bearing no. PRCH-112010-M-532-L dated October 16th, 2010. Thereafter, AUDA vide its letter dated 24th December, 2010 approved the Township Project in pursuance of the permission of the Urban Development and Urban Housing Department, Government of Gujarat;

I. In furtherance thereto, the Developer had proposed a layout plan ("**Layout**") for the development of the said Land, and the Developer had made an application to the [Ahmedabad Urban Development Authority] ("**AUDA**") for the sanction of the entire proposed Layout of the said Land, which proposed Layout has been sanctioned by [AUDA];

J. The Developer has also obtained Commencement Certificate bearing Ref. (1) PRM-20/2/11/435 dated 8th July, 2011 (2) PRM-232/9/2011/516 dated 30th June, 2012 and (3) PRM-478/11/12/120 dated 18th June, 2013 for carrying out development, lay out and building plans, elevations, sections and details submitted to it by the Architects of the Developer for development of the Said Property for construction of residential/commercial buildings and other facilities from AUDA permitting the construction/development of the Project Land which is annexed hereto and marked as **Annexure "A"**;

K. State Level Environment Impact Assessment Authority, Gujarat, vide its letter bearing reference number (1) SEIAA/GUJ/EC/8(b)/24/2010 dated 16th December, 2010 (2) SEIAA/GUJ/EC/8(b)/308/2012 dated 1st November, 2012, and (3) SEIAA/GUJ/EC/8(b)/68/2013 dated 16th April, 2013 accorded environmental clearance with respect to the Said Building (as defined hereinafter) subject to the compliance of the specific and the general conditions mentioned therein.

L. Subsequently, the Senior Town Planner, Ahmedabad Urban Development Authority, Ahmedabad has issued a Revised Master Plan dated 20.12.2014, depicting the revised plan of the said Township, after the allotment of Final Plot numbers to the said Project Land, which has been included in the Town Planning Scheme No. 65 (Tragad-Jagatpur-Chankheda-Chenpur-Ranip), being Final Plot Numbers G-1 to G-15, 122, 169, 170, 196, 125 and 156/2;

M. State Level Environment Impact Assessment Authority, Gujarat, vide its letter bearing

reference number (1) SEIAA/GUJ/EC/8(b)/24/2010 dated 16th December, 2010 (2) SEIAA/GUJ/EC/8(b)/308/2012 dated 1st November, 2012, and (3) SEIAA/GUJ/EC/8(b)/68/2013 dated 16th April, 2013 accorded environmental clearance with respect to the Said Building (as defined hereinafter) subject to the compliance of the specific and the general conditions mentioned therein;

N. Pursuant to the permission from concerned Authorities, the Developer has constructed a number of buildings of various specifications as per the approved building plans on the Said Property as a part of the Township Project "**Godrej Garden City**";

O. The Purchaser being desirous of purchasing a residential flat in the building known as **Carmel - __,** constructed on Final Plot No. **G-11** (as per Revised Master Plan dated 20.12.2014) of draft Town Planning Scheme No. 65 constructed in **Carmel** cluster on the portion of the Said Property (hereinafter referred to as the "**Said Building**"), has executed an Agreement for Sale (without possession) dated _____**,** duly registered with the Sub-Registrar of Assurances at Sola under Registration No. ____ with the Erstwhile Company, Developer and the Land Owners for acquisition of the Flat bearing No. ____ admeasuring _____ sq. meters of carpet area and _____ sq. meters of exclusive area (**"Total Area"**) on the ___ floor in the Said Building (hereinafter referred to as the "**Said Flat/ Apartment**") alongwith proportionate right in common areas of the said Building namely passage, foyer, terrace, stairs, lifts etc. as per proposed layout and _____ stilt car parking space(s) / **NIL** basement car parking space(s) (**"Car park(s)**") in the basement of the building for a consideration of Rs. **_____/- (Rupees _____ Only)** (hereinafter referred to as the "**Sale Consideration**"). The Said Flat is more particularly described in the **Second Schedule** hereunder written. For the purpose of this Deed, the term "**Cluster**" shall mean and comprise of all buildings similar to the Said Building having certain common areas, facilities and amenities and more specifically earmarked on the map with green colour attached at **Annexure "B"**;

P. The Carpet Area of the Said /Apartment/Flat is _____ square meters and Exclusive Areas of the Said Apartment/Flat is _____ square meters ("Total Area"). For the purposes of this Agreement (i) **Carpet Area**" means the net usable floor area of an Apartment/ Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment/Flat for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Apartment/ Flat for exclusive use of the Purchaser/s, but includes the area covered by the internal partition walls of the Apartment/ Flat (ii) "**Exclusive Areas**" means exclusive balcony appurtenant to the said Apartment/Flat for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Apartment/ Flat for exclusive use of the Purchaser/s; and ; and (iii) **"Car park" :** ____ stilt / _____ basement parking space(s) situated in the basement/ stilt ("**Car Park(s)**");

Q. The authenticated copies of the Plan of the Said Apartment/Flat agreed to be purchased by the Purchaser/s, as sanctioned and approved by [AUDA] have been annexed and marked as **Annexure "C"**. The specification to be provided in the Said Apartment/Flat is hereto annexed and marked as **Annexure "D".** The Common Areas, Amenities and Facilities appurtenant to the said Apartment/Flat is hereto annexed and marked as Annexure B;

R. On or before execution of the aforesaid Agreement for Sale, the Purchaser has inspected all the title documents and the permissions granted by the concerned local authorities, the layout plans, approved building plans, designs and specifications prepared by Developer's Architect for the Said Building. The Purchaser is satisfied that the Developer is entitled to develop the Township Project and construct Said Building therein and has therefore agreed to purchase the Said Flat/ Apartment;

S. The Developer and/ or SIDDHI has registered the project (to the extent applicable) under the provisions of the Real Estate (Regulation and Development) Act 2016 ("**Act**") read with Gujarat Real Estate (Regulation and Development) (Matter Relating to the Real Estate Regulatory Authority) Rules, 2016, and the Agreement is in accordance with the Gujarat Real Estate (Regulation and Development) (General), Rules 2017 ("**Rules and Regulations**") and as the Act and Rules is amended from time to time with the Real Estate Regulatory Authority at _____ under no. _____. The authenticated copy of the same is attached herewith as **Annexure "E"**;

T. The Developer and/ or SIDDHIhas now completed the construction of the Said Building and has obtained the Building Use Permission bearing Ref. No. _____ dated _____ with respect to the Said Building. Vide a notice dated _____ SIDDHI intimated the Purchaser that the construction of the Said Flat/Apartment is complete and the same is ready for use and occupation calling upon the Purchaser to satisfy himself/herself/itself with regard to the construction of the Said Flat/ Apartment and the fixtures, fittings and other amenities provided in the Said Flat/ Apartment. Also by the aforesaid Notice the SIDDHI and/ or Developer has called upon the Purchaser to sign and execute the sale deed in the form of these presents and take over the possession of the Said Flat/ Apartment;

U. The Purchaser before execution of this Deed has satisfied himself/itself/themselves as to the following :-

(a) The carpet area of the Said Flat/ Apartment.
(b) Construction of the Said Building and the Said Flat/ Apartment.
(c) The fittings and fixtures installed.
(d) Completion and finishing of the Said Flat/ Apartment.
(e) The supply of water and electricity.
(f) The common facilities and amenities of the Said Building and the Cluster.

V. The Developer has appointed M/s._____, as their Architects and entered into a standard Agreement with them registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

W. The Developer has appointed M/s._____, as structural Engineer for the preparation of the structural design and drawings of the buildings and the Developer accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building/buildings;

X. The Developer has sole and exclusive right to sell the Said Apartment/Flat in the said Building/s to be constructed by the Developer and to enter into Agreement/s with the Purchaser/s of the Said Apartment/Flat and receive the Sale Consideration in respect thereof;

Y. On demand from the Purchaser/s, the Developer has given inspection to the Purchaser/s of all the documents of title relating to the Project Land and the plans, designs and specifications prepared by the Developer's Architects and of such other documents as are specified under the Act, the Rules and Regulations made thereunder;

Z. The authenticated copy of Certificate of Title issued by attorney at law or advocate of the Developer, authenticated copies of Property card or extract of Village Forms 7/12, 8A and Form No. 6 or any other relevant revenue/ city survey/ municipal records showing the nature of the title of the Developer to the Project Land on which the Apartment/ Flat is constructed have/ has been also been inspected by the Purchaser/s

and the Purchaser/s is/ are satisfied in respect thereof (annexed hereto and marked as **Annexure "F")**; and

AA. The authenticated copy of the Layout plan of the Land as proposed by the Developer is annexed hereto and marked as **Annexure "F"**.

BB. Accordingly, the Parties are desirous of recording the terms and conditions on which the Developer and SIDDHI shall sell and convey the Said Apartment/ Flat and the garage/covered parking (if applicable) to the Purchaser and have therefore entered into this Deed on the terms and conditions set out herein.

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

1. Construction

a) The Developer shall construct the Building(s)/Wing(s) no._____ consisting of ____ basement and ground/stilt/podium and ____ upper floors comprised in the Project Land/ Said Property in accordance with the plans, designs and specifications as approved by AUDA from time to time. Provided that the Developer shall obtain prior consent in writing of the Purchaser/s in respect of any major alteration or addition or variations or modifications which may adversely affect the Apartment/Flat of the Purchaser/s except any alteration or addition required by any Government authorities or due to change in law. Provided further that in case of any major alteration or variation or modification in the layout of the Said Property, the Developer shall obtain prior consent in writing of the Purchaser/s in respect of such alteration or addition or variation or modification except any alteration or addition required by any Government authorities or due to change in law.

b) The Developer has informed the Purchaser/s and the Purchaser/s hereby confirms and acknowledges that the Project Land is being developed by the Developer in a segment-wise / phase-wise manner to be determined by the Developer in its absolute discretion from time to time. The Purchaser/s further acknowledge/s and confirms that the Developer may, at any time, vary/modify the Layout plan except for the Cluster/ Said Property in such manner as the Developer may deem fit, in its sole discretion. Subject however to the sanction of the concerned authorities, or may undertake any of the aforesaid Cluster/ Said Property if required by the concerned authorities.

c) It is further understood and agreed by and between the Parties that any further areas that may be developed and/or facilities and amenities that may be provided, over and above and/or in addition to the common areas and facilities set out in the Annexure B, may be accessible by the Purchaser only on payment of extra charges as may be decided from time to time by the Developer / SIDDHI/ Co-operative Society or limited company formed by the Flat Owners. It is further agreed that the Purchaser shall not be entitled to any right in such further areas developed and/or facilities and amenities provided by the Developer/SIDDHI and the same shall be a property of Developer/SIDDHI.

d) That the Purchaser confirms that with the execution of this Sale Deed, all the obligations of the Developer under the Agreement for sale (without possession) dated _____ have been fulfilled in full and stand discharged.

e) The Developer and SIDDHI may provide additional common facilities such as roads, gates, drainage, ingress, and egress, sewerage, underground, reservoir, pumps, club, gym, community hall, playground, multilevel car parking space and

other amenities which shall all be part of a common integrated development in the Township Project and the Purchaser shall not raise any kind of dispute/objection with regard to the same.

2. Sale Area

a) In pursuance of payment of the Sale Consideration of Rs. _____ (Rupees _____ Only) by the Purchaser to SIDDHI (the payment and receipt whereof the Land Owners/ SIDDHI and the Developer doth hereby admit and acknowledge and of and from the same and every part thereof, do hereby forever acquit, release and discharge the Purchaser), the Land Owners, SIDDHI and the Developer hereby grant, transfer and convey UNTO the Purchaser, BY WAY OF ABSOLUTE SALE, free from all encumbrances, charges and claims of whatsoever nature, the Said Flat/ Apartment i.e. Flat/ Apartment bearing No. _____ of the type _____ of carpet area admeasuring …… sq. meters alongwith exclusive area of the Said Flat …… sq. meters ("Total Area") on the …….. floor in the Said Building i.e. Carmel alongwith proportionate right in common areas of the said Building namely passage, foyer, terrace, stairs, lifts etc. as per proposed layout and _____ stilt car parking space(s) / NIL basement car parking space(s) ("Car park(s)") in the basement of the Said Building. The Said Flat is more particularly described in the Second Schedule hereunder written. For the purpose of this Deed, the term "Cluster" shall mean and comprise of all buildings similar to the Said Building having certain common areas, facilities and amenities and more specifically earmarked on the map with green colour attached at Annexure -B TO HOLD and TO ENJOY the same and every part thereof unto and to the use of the Purchaser absolutely and forever.

b) The Parties hereby declare that hereafter the Purchaser shall be the absolute, lawful and true owner of the Said Flat/ Apartment and shall hold and enjoy the Said Flat/ Apartment absolutely and exclusively and enjoy and use the common areas of the Said Building like passage, foyer, terrace, stairs, lifts etc. in common along with all other purchasers/ co-owners.

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

d) The Carpet Area of the Apartment/Flat is _____ square meters and the Exclusive Areas of the Apartment/Flat _____ square meters aggregating to Total Area of _____ square meters. The Carpet Area & Exclusive Areas shall have the meaning ascribed to it in Recital N above.

3. Sale Consideration

Towards purchase of the absolute rights, title and interest in the Said Flat/ Apartment, the Purchaser has paid the SIDDHI the Sale Consideration i.e. a sum of Rs. **_____/- (Rupees _____ Only)** as more specifically set out in **Third Schedule** hereunder written.

4. Tax Deducted at Source

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

5. Payment of Other Charges

a) The Purchaser/s shall on or before delivery of possession of the said Apartment/Flat deposit and keep deposited with the Developer and/or SIDDHI the following amounts, which shall be transferred to the society / limited company / federation / Apex Body:-

Sr.No.	**Particulars**	**Rupees**
(i)	Estimate amounts for deposit towards provisional monthly contribution towards outgoings of Society or limited company / federation / Apex Body for ___ months.	
(ii)	Estimate amounts towards ad-hoc corpus fund to be deposited with Developer / service provider, as may be directed by the Developer	
	Total:	

b) The Purchaser/s shall on demand pay to the Developer and/or SIDDHI the following amounts:-

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

The Purchaser/s shall on demand pay to the Developer and or SIDDHI (as the case maybe) a sum of Rs.____/- (Rupees _____ only) towards meeting all legal cost, charges and expenses, including professional costs of Advocates/Solicitors of the Developer in connection with formation of the society / limited company / federation / Apex Body

and for preparing its rules, regulations, bye-laws, etc. and the cost of preparing and engrossing the conveyance.

6. Floor Space Index

a) The Purchaser/s has/have been informed and is/are aware that the buildable area has been sanctioned for the Layout as a single land on the basis of the available Floor Space Index ("**FSI**") on the entire Project Land. Further, SIDDHI and Developer hereby declare that the Floor Space Index ("**FSI**") available as on date in respect of the Project Land is _____ square meters only and SIDDHI and/or Developer have planned to utilize FSI of _____ by availing of TDR (transferable development rights) or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulations or based on the expectation of increased FSI which may become available in future on modification to Development Control Regulation, which are applicable to the said Township Project. Pursuant thereto, the Purchaser/s hereby specifically agrees and consents that SIDDHI and/or Developer shall be entitled to consume the balance FSI, if any, and also additional FSI as and when available by constructing additional buildings and structures so as to avail of the full FSI, without any further intimation to or consent of the Purchaser/s. The FSI of any nature whether available at present or in future and/ or additional construction/s shall always be the property of the SIDDHI and/or Developer (as mutually agreed) who shall be at liberty to use, deal with, dispose of, sell and transfer the same in the manner as deem fit to SIDDHI and/or Developer. If there is any balance FSI remaining after the completion of the Township Project as envisaged herein then the said FSI shall be utilized by the SIDDHI and/or Developer in accordance with the arrangement agreed between them. The Purchaser/s hereby admits and acknowledges the aforesaid rights of SIDDHI and/or Developer and shall not at any time raise any dispute objection or contention whatsoever in that behalf and hereby expressly, unconditionally and irrevocably gives consent to the same.

b) Neither the Purchaser/s nor any of the other purchasers of the apartment(s)/flat(s)/premises/units in the buildings being constructed on the Project Land and/ or the Said Property (including the Said Building) nor the association / apex body / apex bodies to be formed of purchasers of apartment(s)/flat(s)/premises/units in such buildings (including the Said Building) shall be entitled to claim any FSI and/or TDR howsoever available on the Project Land. All FSI and/or TDR at any time available in respect of the Project Land in accordance with the Layout or any part thereof shall always belong absolutely to the Developer and/ or SIDDHI, till the time the development of the entire Layout as contemplated by the Developer and/ or SIDDHI is completed by the Developer and/ or SIDDHI and building(s) / land is conveyed to the association / apex body / apex bodies in the manner set out herein below.

c) The unutilized / residual FSI (including future accretions / enhancement due to change in law or otherwise) in respect of the Project Land shall always be available to and shall always be for the benefit of the Developer and/ or SIDDHI and the Developer and/ or SIDDHI shall have the right to deal / use the FSI / TDR as it may deem fit, without any objection/interference from the Purchaser/s / association / apex body / apex bodies. In the event of any additional FSI in respect of the Project Land or any part thereof being increased as a result of the any favorable relaxation of the relevant building regulations or increase in incentive FSI or otherwise, at anytime, hereafter, the Developer and/ or SIDDHI alone shall be entitled to the ownership and benefit of the all such additional FSI

for the purpose of the development and / or additions to the built up area on the Project Land as may be permissible.

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

7. Completion of Sale & Possession

Simultaneous with the execution of this Deed, the SIDDHI has handed over the vacant possession of the Said Flat/ Apartment to the Purchaser and the Purchaser hereby admits and acknowledges the same and has handed over to the SIDDHI the possession receipt in respect thereof.

8. Outgoings

a) The Purchaser/s hereby agree(s) and confirm(s) that till conveyance of the undivided share in the Said Property and/ or Project Land to the association or apex body / apex bodies (as the case may be), the Purchaser/s shall continue to pay all the outgoings as imposed by AUDA and / or concerned authorities and proportionate charges to the Developer from time to time. The Purchaser/s further agrees that till the Purchaser/s's share is so determined, the Purchaser/s shall pay to the Developer provisional monthly contribution as determined by the Developer from time to time. The amounts so paid by the Purchaser/s to the Developer shall not carry any interest and remain with the Developer until a conveyance in favour of common association as aforesaid. On such conveyance being executed the balance amount of deposits shall be paid over by the Developer to the common organization.

b) The amounts paid by the Purchaser/s to the Developer/ SIDDHI as contribution towards the outgoings shall remain with the Developer/ SIDDHI, till the Organization of the Purchaser/ Association is formed. The said amount or balance, if any, of the aforesaid deposits and advances shall be paid over by Developer/ SIDDHI to the Organization of the Purchaser/ Association to be formed by the Purchaser.

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

9. Defect Liability Period

If the Purchaser/s brings to the notice of the Developer/SIDDHI any structural defect in the Said Flat/ Said Building in which the Said Flat/ Apartment is situated within a period stipulated under the applicable laws from the date of handing over of the Said Flat(s) to the Purchaser/s, any defect on account of workmanship, quality or provision of service then, wherever possible such defects shall be rectified by the Developer/SIDDHI at its own cost and in case it is not possible to rectify such defects, then Purchaser/s shall be entitled to receive from the Developer/SIDDHI, compensation for such defect in the manner as provided under the Act and the Rules and Regulations therein. Provided that the Developer/SIDDHI 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 Developer/SIDDHI or beyond the control of the Developer/SIDDHI. After the execution and registration of this Deed, any damage due to wear and tear of whatsoever nature is caused to thereto save and except the defects as mentioned herein, the Developer/SIDDHI shall not be responsible for the cost of re-instating and/or repairing such damage caused by the Purchaser/s and the Purchaser/s alone shall be liable to rectify and reinstate the same at his/her/its/their own costs.

10. Foreign Exchange Management Act

The Purchaser clearly and unequivocally confirm/s that in case remittances related to the Sale Consideration and/or all other amounts payable under this Deed for the Said Apartment/Flat are made by non-resident/s/foreign national/s of Indian origin, shall be the sole responsibility of the Purchaser/s to comply with the provisions of the Foreign Exchange Management Act, 1999 ("**FEMA**") or statutory enactments or amendments thereof and the rules and regulations thereunder and/or any other applicable laws including that of remittance of payments, acquisition/sale or transfer of immovable property/ies in India and provide to the Developer/ SIDDHI with such permission/ approvals/ no objections to enable the Developer/ SIDDHI to fulfill its obligations under this Deed. Any implications arising out of any default by the Purchaser/s shall be the sole responsibility of the Purchaser/s. The Developer/ SIDDHI accepts no responsibility in this regard and the Purchaser/s shall keep the Developer/ SIDDHI fully indemnified for any harm or injury caused to it for any reason whatsoever in this regard.

11. Anti-Money Laundering

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

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

12. Association Structure/ Organisation of Purchasers

a) The Developer/ SIDDHI, in the manner it shall deem fit, shall form appropriate co-operative society / limited company / body or association of Purchasers (hereinabove and hereinafter referred to as the "**Organization of Purchasers**") which shall formulate the Rules, Regulations and Bye-laws of such Organization of Purchasers of the Purchasers of the flats developed on the Said Property and the Purchaser/s shall be admitted to the membership of such Organization of

Purchasers. The Purchaser along with other Purchaser(s)s of the flats in the building shall join in forming and registering the Society or Association or a Limited Company for the purpose of maintenance, management and administration of the building, to be known by such name as the Developer/ SIDDHI 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 Developer/ SIDDHI within seven days of the same being forwarded by the Developer/ SIDDHI to the Purchaser, so as to enable the Developer/ SIDDHI to register the common organization of Purchaser. No Objection shall be taken by the Purchaser if any, changes or modification are made in the draft bye-laws, or the memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other competent Authority. The Purchaser/s shall on demand pay to the Developer/ SIDDHI a sum of INR ____/- (Rupees _____ only) towards meeting all legal cost, charges and expenses, including professional costs of Advocates/Solicitors of the Developer/ SIDDHI in connection with formation of the society / limited company / federation / Apex Body and for preparing its rules, regulations, bye-laws, etc. and the cost of preparing and engrossing the conveyance.

b) After the execution and registration of this Deed, the Purchaser/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the Carpet Area of the Said Flat/ Apartment) of outgoings in respect of the land and buildings 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.

c) Until the Society or Limited Company is formed, the Purchaser/s shall pay to the Developer/ SIDDHI such proportionate share of outgoings as may be determined. The Purchaser/s further agrees that till the Purchaser/s's share is so determined, the Purchaser/s shall pay to the Developer/ SIDDHI provisional monthly contribution of Rs. _____ per month towards the maintenance charges. The amounts so paid by the Purchaser/s to the Developer/ SIDDHI shall not carry any interest and remain with the Developer/ SIDDHI until the same transferred to the society or the association of the limited company as aforesaid.

d) In the event of the Organization of Purchasers being formed and in the event of Purchaser being admitted as a member of the Organization of Purchasers before the sale of all the premises in the Said Building or Buildings the powers and authorities of the Organization of Purchasers of the premises in the Said Buildings shall be subject to the overall control of the Developer/ SIDDHI in respect of any of the matter concerning the Said Building. The Developer/ SIDDHI shall have absolute authority and control as regards the disposal of the unsold premises, and all the Purchasers of such premises shall be admitted as member of the Organization of Purchasers with the same rights, same benefits and subject to same obligation as the Purchaser and the other members of the Organization of Purchasers may be entitled/liable to any reservation of condition whatsoever and the Purchaser hereby agrees to give consent to admit such Purchaser/s as the members of the Organization of Purchasers without raising any objection whatsoever and without demanding any additional amounts except share money. Further Developer/ SIDDHI may become a member of the

association / society / apex body to the extent of the unsold / unallotted flat/covered car parking space in the Said Building.

e) For the purpose of managing the buildings developed on the Said Property, the Developer/ SIDDHI shall be entitled in its absolute discretion to nominate or appoint any person, firm or body corporate body, organization or any other person ("**Facility Management Company**") that shall perform such functions as are required to effectively manage and maintain these buildings and the common areas and amenities. The Purchaser shall pay to the Developer/ SIDDHI / facility management company appointed by the Developer/ SIDDHI / Organization of Purchasers the proportionate share of the outgoings payable by the Purchaser under this Deed or any such outgoings applicable to the Purchaser by virtue of any law for the time being in force or any notifications, order, rule or notice of any competent authority It is hereby clearly clarified, agreed and understood that the Facility Management Company shall also be entitled to exercise its rights for collecting the charges and expenses mentioned herein, even after formation of the association/ apex body / apex bodies. The Purchaser/s hereby grants his/her/their/its consent confirming such agreement /contract/arrangement that the Developer/ SIDDHI has or may have to enter into with the Facility Management Company. It is further expressly understood that the Developer/ SIDDHI shall not in any manner be accountable, liable or responsible to any person including the Purchaser/s and/or association / apex body / apex bodies for any act, deed, matter or thing committed or omitted to be done by the Facility Management Company in the due course of such maintenance, management and control of the Building and/or common areas, amenities and facilities thereto.

f) At the time of registration of conveyance or Lease of the Project Land, the Purchaser shall pay to the Developer/ SIDDHI, the Purchasers' share of stamp duty and registration charges payable, by the Apex Body or Federation on such conveyance or lease or any document or instruments of transfer in respect of the structure of the Project Land to be executed in favor of the Apex Body or Federation.

13. Facility Management Company

a) By executing this Deed, the Purchaser/s agree/s and consent/s to the appointment by the Developer/ SIDDHI of any agency, firm, corporate body, organization or any other person ("**Facility Management Company**") to manage, upkeep and maintain the Said Property inclusive of the Said Building together with other buildings and shall perform such functions as are required to effectively manage and maintain these buildings and the common areas and amenities like , sewerage treatment plant, garbage, disposal system and such other facilities, that the Developer/ SIDDHI may require to install, operate and maintain common areas, amenities, common facilities, car parking areas and open spaces. The Facility Management Company shall also be entitled, to collect the outgoings, provisional charges, taxes, levies and other amounts in respect of the Said Building (including the Purchaser's proportionate share of the outgoings as provided in this Deed). It is hereby clearly clarified, agreed and understood that the Facility Management Company shall also be entitled to exercise its rights for collecting the charges and expenses mentioned herein, even after formation of the association/ apex body / apex bodies/ society. The Purchaser/s hereby grants his/her/their/its consent confirming such agreement /contract/arrangement that the Developer/ SIDDHI has or may have to enter into with the Facility Management Company. It is further expressly understood that the Developer/ SIDDHI shall not in any manner be accountable, liable or responsible to any person including the Purchaser/s and/or association / apex

body / apex bodies/ society for any act, deed, matter or thing committed or omitted to be done by the Facility Management Company in the due course of such maintenance, management and control of the Said Building and/or common areas, amenities and facilities thereto.

b) Simultaneous with the execution hereof, the Purchaser has paid an amount of Rs. _____ (Rupees _____ Only) towards the pre-estimated amount of maintenance of the Township Project. Out of the said Rs. _____/-, a sum of Rs. _____/- has been hereinafter referred to as "**Maintenance Advance**" (Out of which Rs. _____/- will be utilized for Building and Cluster maintenance and Rs. _____/- will be utilized for Township maintenance) and Rs. _____/- has been referred to as "**Maintenance Deposit**". The Purchaser agrees and acknowledges that the Facility Management Company shall, at its own discretion, be entitled to deposit the Maintenance Deposit from time to time in a Fixed Deposit Account with a Scheduled Bank and shall utilise the Maintenance Deposit and the interest that may accrue to it ("**Accrued Interest**") for the purpose of maintaining the Said Building, Cluster and the Township Project in the manner more particularly described hereinafter.

c) The Purchaser hereby acknowledges that the Maintenance Advance Amount shall be utilised as under:

(i) An amount of Rs. **_____/- (Rupees _____ only)** shall be utilised towards maintenance of the Said Building by the Facility Management Company (hereinafter referred to as "**Maintenance Advance 1**");

(ii) the balance amount of Rs. **_____/- (Rupees _____ only)** shall be utilized towards maintenance of the Cluster by the Facility Management Company (hereinafter referred to as "**Maintenance Advance 2**");

(iii) Upon formation of the Organisation of Purchasers/ Association and/or the Society (as the case may be), the Facility Management Company shall hand over the balance amount, if any, of the Maintenance Advance 1 and Maintenance Advance 2 to the Organisation of Purchasers and the Society, respectively.

d) The Purchaser acknowledges that the Maintenance Deposit shall be utilised as under:

(i) **Use of Accrued Interest:** The Accrued Interest as set out in clause 14(b) above may be used by the Facility Management Company for the purposes of maintenance of the Township.

PROVIDED THAT in the event the Maintenance Advance 1, Maintenance Advance 2 and/or the Accrued Interest is not sufficient to meet the maintenance expenses and outgoings of the Said Building, the Cluster and/or the Township (as the case may be), the Purchaser shall contribute such amount, as may be required by the Facility Management Company/Organization of Purchasers/ Society (as the case may be) so as to meet the aforesaid maintenance expenses and outgoings in monthly, quarterly or any instalments as required. The Purchaser shall within fifteen days of the receipt of demand notice from the Facility Management Company/Organization of Purchasers/ Society make payments towards aforesaid proportionate maintenance charges for the maintenance of the Said Building, Cluster and/or the Township;

(ii) **Use of Maintenance Deposit:** In the event that the Maintenance

Advance 1, Maintenance Advance 2 and/or the Accrued Interest is not sufficient for the Facility Management Company to meet the concerned maintenance expenses and outgoings and the Facility Management Company/Organization of Purchasers/ Society (as the case may be) are unable to collect from all the respective purchasers such amount so as to meet the concerned maintenance expenses and outgoings in the manner stipulated in this Deed, the Purchaser hereby agrees and acknowledges that the Facility Management Company shall be entitled and is hereby expressly permitted to use any part of the Maintenance Deposit for the purposes of maintenance of the Township or of the Said Building and/or the Cluster (till such time that the Organisation of Purchasers or the Apex Body has not been formed);

(iii) Any unutilized amount standing to the credit of the Facility Management Company, at the time of handing over of the maintenance of the Township to the competent authority as per applicable law, after deducting there from all expenses and outgoings incurred by the Facility Management Company from the Maintenance Deposit, shall be handed over by the Facility Management Company to the various societies with respect to the clusters in the Township.

e) The Purchaser/s agree(s) to pay the necessary fees as may be determined by the Developer/Facility Management Company.

f) The Purchaser/s further agree(s) and undertake(s) to be bound from time to time to sign and execute all papers, documents, deeds and/or other writings as required, at the sole discretion of the Developer/ Facility Management Company, for the purposes of framing rules for management of the Building(s)/Wing(s) and use of the Said Apartment/Flat by the Purchaser/s for ensuring safety and safeguarding the interest of the Developer/Facility Management Company and other purchasers of apartment(s) / flat(s) / premises /units in the Building(s)/Wing(s) and the Purchaser/s also agree(s) and confirm(s) not to raise any disputes/claims against the Developer/Facility Management Company and other purchasers of apartment(s) / flat(s) / premises /units in this regard.

14. House Rules

a) The lobbies, entrances and stairways of the Said Building shall not be obstructed or used for any purpose other than ingress to and egress from the Said Flat/ Apartment.

b) No Purchaser/s shall make or permit any disturbing noises in the Township Project or do or permit anything to be done therein which will interfere with the rights comfort or convenience of other Purchaser /s. No Purchaser /s shall use any loud speaker in the Said Flat/ Apartment if the same shall disturb or annoy other occupants of the Township.

c) No article shall be allowed to be placed in the staircase landings or fire towers or fire refuge area nor shall anything be hung or shaken from the floor, windows, terraces or balconies or place upon the window grills of the Said Building. No fences or partitions shall be placed or affixed to any terrace without the prior approval of the Developer/Organisation of Purchaser/s.

d) No shades awnings, window guards, ventilators or air conditioning devices shall be used in or outer side of the Said Building except as has been approved by the Developer/Organisation of Purchaser /s.

e) No sign, notice or advertisement shall be inscribed or exposed on or at a window or other part of the Township Project except such, as shall have been approved by the Developer/ SIDDHI/Organisation of Purchaser/s, nor shall anything be projected out of any window of the project without similar approval.

f) Water-closets and other water apparatus in the Township Project shall not be used for any purpose other than those for which they were constructed nor shall any sweepings, rubbish, rags or any other article be thrown into the same. Any damage resulting from misuse of any of the water-closets or apparatus shall be paid for by the Purchaser/s in whose flat it shall have been caused.

g) No bird or animal shall be kept or harboured in the common areas of the Township Project. In no event shall dogs and other pets be permitted on elevators or in any of the common portions of the Township unless accompanied.

h) No television aerial shall be attached to or hung from the exterior of the Said Flat/ Apartment.

i) Garbage and refuse from the Said Flat/ Apartment shall be deposited in such place only in the Township and at such time and in such manner as the Maintenance Body/ Developer/Organisation of Purchaser/s may direct.

j) No vehicle belonging to a Purchaser/s or to a member of the family or guest, tenant or employee of the Purchaser/s shall be parked in the open space or in such manner as to impede or prevent ready access to the entrance of the Township another vehicle.

k) These house rules may be added to, amended or repealed at any time by the Developer/ SIDDHI /Organisation of Purchaser /s.

15. Fit out Manual

a) The Purchaser/s agree(s) and undertake(s) that on receipt of possession, the Purchaser/s shall carry out any fit-out/interior work strictly, in accordance, with the rules and regulations framed by the Developer/ SIDDHI / association / apex body / apex bodies/ society ("**Fit-Out Manual**") and without causing any disturbance, to the other purchasers of apartment(s)/flat(s)/premises/units in the Said Building. The Fit-Out Manual has been shared at the time of handing over possession of the Said Apartment/Flat alongwith the execution and registration of this Deed. Without prejudice to the aforesaid, if the Purchaser/s makes any unauthorized change or alteration or causes any unauthorized repairs in or to the Said Apartment/Flat or the Said Building, the Developer/ SIDDHI shall be entitled to call upon the Purchaser/s to rectify the same and to restore the Said Apartment/Flat and/or Said Building to its original condition within 30 (thirty) days from the date of intimation by the Developer/ SIDDHI in that behalf. If the Purchaser/s does not rectify the breach within the such period of 30 (thirty) days, the Developer/ SIDDHI may carry out necessary rectification/restoration to the Said Apartment/Flat or the Said Building (on behalf of the Purchaser/s) and all such costs/charges and expenses incurred by the Developer/ SIDDHI shall be reimbursed by the Purchaser/s. If the Purchaser/s fail(s) to reimburse to the Developer/ SIDDHI any such costs/charges and expenses within 7 (seven) days of demand by the Developer/ SIDDHI, the same would be deemed to be a charge on the Said Apartment/Flat. The Purchaser/s hereby indemnifies and agrees to always keep saved, harmless and indemnified, the Developer/ SIDDHI (i) from

and against all actions, proceedings, claims, demands, costs, charges and expenses whatsoever, which may be made against the Developer/ SIDDHI or which the Developer may suffer or incur as a result of any unauthorized change or alteration in or causing any unauthorized repairs in or to the Said Apartment/Flat or the Building(s)/Wing(s) and (ii) for all costs and expenses incurred by the Developer/ SIDDHI for instituting any legal proceedings for recovery of such costs/charges and expenses incurred by it for rectification/restoration to the Said Apartment/Flat or the Building(s)/Wing(s).

b) After the execution and registration of this Deed, the Said Apartment/Flat being delivered to the Purchaser/s, the Purchaser/s shall be deemed to have granted a license to the Developer/ SIDDHI, its engineers, workmen, labourers or architects to enter upon the Said Apartment/Flat by reasonable notice in writing or in case of emergency without notice, for the purpose of rectifying any defect or damage to the Said Building or if necessary any part of the Said Apartment/Flat provided the Said Apartment/Flat is restored to the same condition, as far as possible, after the restoration work or rectification of the defect or damage caused due to any act of commission or omission of the Purchaser/s or his agents and the Purchaser/s shall reimburse and/or pay to the Developer/ SIDDHI or any other person the loss or damage suffered by them on account of the act of the Purchaser/s or his agents. The Developer/ SIDDHI shall not be liable for any theft or loss or inconvenience caused to the Purchaser/s on account of entry to the Said Apartment/Flat as aforesaid. If the Said Apartment/Flat is closed and in the opinion of the Developer/ SIDDHI any rectification or restoration is necessary in the interest of the Said Building and/or purchasers therein, the Purchaser/s consent(s) to the Developer/ SIDDHI to break open the lock on the main door/entrance of the Said Apartment/Flat and the Developer/ SIDDHI shall not be liable for any loss, theft or inconvenience caused to the Purchaser/s on account of such entry into the Said Apartment/Flat.

16. Representations and Warranties of the Developer/ SIDDHI

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

a) The Developer/ SIDDHI/ Land Owners have a clear and marketable title with respect to the Project Land; as declared in the title report 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 Township Project;

b) The Developer/ SIDDHI has lawful rights and requisite approvals from the competent authorities to carry out development of the Township Project and shall obtain requisite approvals from time to time to complete the development of the township Project;

c) There are no encumbrances upon the Said Apartment/ Flat or Project Land or the Township Project except those disclosed in the title report, if any;

d) There are no litigations pending before any Court of law with respect to the Project Land or Township Project except those disclosed in the title report;

e) All approvals, licenses and permits issued by the competent authorities with respect to the Township 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 Township Project, Project Land and said Building/wing shall

be obtained by following due process of law and the Developer/ SIDDHI has been and shall, at all times, remain to be in compliance with the applicable laws in relation to the Township Project, Project Land, Building/wing and common areas;

f) The Developer has the right to enter into this Deed and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser/s created herein, may prejudicially be affected;

g) The Developer 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 which will, in any manner, adversely affects the rights of Purchaser/s under this Deed;

h) The Developer/ SIDDHI confirms that the Developer/ SIDDHI is not restricted in any manner whatsoever from selling the Said Apartment/Flat to the Purchaser/s in the manner contemplated in this Deed;

i) At the time of execution of the conveyance deed of the structure to the association of Purchaser/s the Developer/ SIDDHI shall handover lawful, vacant, peaceful, physical possession of the common areas of the structure to the association of the Purchaser/s;

j) The Developer/ SIDDHI has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Township Project to the competent authorities;

k) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the Said Property) has been received or served upon the Developer/ SIDDHI in respect of the Project Land and/or the Township Project except those disclosed in the title report.

l) The amounts paid by the Purchaser/s to the Developer/ SIDDHI as contribution towards the outgoings shall remain with the Developer/ SIDDHI, till the Organization of the Purchaser/s is formed. The said amount or balance, if any, of the aforesaid deposits and advances shall be paid over by Developer/ SIDDHI to the Organization of Purchaser/s to be formed by the Purchaser/s.

m) The Developer/ SIDDHI hereby confirm that prior to the implementation of the Act, the Developer/ SIDDHI have adhered to all the applicable local laws and relevant other laws towards the Township Project.

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

The Developer/ SIDDHI reserves to itself the unfettered right to the full, free and complete right of way and means of access over, along and under all the internal access roads in the Project Land and any common rights of ways with the authority to grant such rights to the Purchaser/s and/ or users of apartment(s)/ flat(s)/ premises/ units in the Building(s)/ Wing(s) being constructed on the Project Land (present and future) at all times and the right of access to the Project Land for the purpose of installing, repairing, maintaining and inspecting the ancillary structures such as pump rooms, motor rooms, watchman rooms, sewage treatment plant, underground tanks, substation of power

supply company etc. situated on the Project Land and also to lay and connect drains, pipes, cables and other service lines and amenities (including underground and overhead) other amenities necessary for the full and proper use and enjoyment of the Project Land and if necessary to connect the drains, pipes, cables etc. under, over or along the Project Land appurtenant to each and every building to be constructed on the Project Land (including the Building) without in any way obstructing or causing nuisance to the ingress and egress of the Purchaser/s /other occupants of apartment(s)/flat(s)/premises/units in building constructed on the Project Land till such time the Land is handed over to the association / society / condominium /limited company/apex body/apex bodies.

18. Brand Name & Project Name

a) It is agreed by the Purchaser/s that the name of the Township Project "Godrej Garden City" or of the individual towers may be changed at the sole discretion of the Developer and the Purchaser/s shall not be entitled to raise any objection to the same.

b) It is further agreed by the Purchaser/s that the association of the brand name "Godrej" (in its registered logo form) or a combination of words with prefix as "Godrej" ("**Brand Name**") shall at all times be subject to the sole control of Godrej Properties Limited ("**GPL**"). It is agreed and accepted by the Purchaser/s that the Brand Name shall always be used in the form in which it is registered with the concerned authorities and the color combination, the design; the appearance shall not be changed under any circumstances, unless GPL has itself informed in writing about any change in the logo/Brand Name. The Brand Name will be associated with the Township Project including Project Land, the Building, as well as the association / apex body / apex bodies/ society (which would be formed gradually), unless a different understanding is captured between GPL and the association / apex body / apex bodies/ society. It is further agreed that the association of the Brand Name shall not, under any circumstances, be construed as a license or any other interest granted to any person in the Brand Name and all intellectual property rights in and arising out of or connected with the Brand Name and ownership of the Brand Name shall at all times vest in and be held exclusively by the GPL. The Purchaser/s further agree/s to not use the Brand Name and / or any intellectual property in the Brand Name in any manner and for any purpose whatsoever except as otherwise permitted by GPL. The Purchaser/s and the association / apex body / apex bodies/ society of the Said Apartment/Flat purchasers shall not be entitled to change the name of the Township Project / Building/s without written consent of GPL.

19. Representations by Third Parties

The Purchaser/s acknowledge(s), agree(s) and undertake(s) that the Purchaser shall neither hold the Developer/ SIDDHI or any of its sister concerns/ affiliates liable/ responsible for any representation(s)/ commitment(s)/offer(s) made by any third party to the Purchaser/s nor make any claims/demands on the Developer/ SIDDHI or any of its sister concerns/ affiliates with respect thereto.

20. Obligations, Covenants, Representations of Purchaser/s

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

(i) The Purchaser/s shall use the Said Flat/ Apartment or any part thereof or permit the same to be used only for purpose of residence and shall not use any other purposes(s) whatsoever.

(ii) The Purchaser/s shall use the allotted parking space only for purpose of keeping or parking his/ her/ their/ its vehicle. Not to keep in the parking space anything other than private motor car or motor cycle and shall not raise or put up any kutcha or pucca construction grilled wall or enclosure thereon or part thereof and shall keep it always open as before. Dwelling or staying of any person or blocking by putting any articles therein shall not be permitted. Not to park car on the pathway or open spaces of the Township Project or at any other place except the space allotted to him and shall use the pathways as would be decided by the Developer/ Organisation of Purchasers;

(iii) the Purchaser/s shall not protest, object to or obstruct the execution of the construction work nor the Purchaser/s shall be entitled to claim any compensation and/or damages and/or to complain for any inconvenience, hardship, disturbance or nuisance which may be caused to him/her/it/them or any other person/s, for any inconvenience, hardship, disturbance or nuisance caused to the Purchaser/s during the construction of the Township Project by the Developer/ SIDDHI;

(iv) not to interfere with the rights of the Developer to construct at such locations, as it may from time to time decide, any additional buildings/structures, sub-stations for electricity or office for management of the new building/s and build underground and overhead tanks structures for watchman cabin toilet units for domestic servants/watchmen, septic tank, soak pits and other structures the locations of which are not particularly marked or shown in the building plans or Layout plans and laying through or under or over the ground or any part thereof, pipelines, underground electric and telephone cables, water lines, gas pipe lines, drainage lines, sewerage lines, water harvesting arrangement, tube well and other devices etc. belonging to or meant for any of the Buildings and other structures which are to be developed and constructed by the Developer, and raise any dispute in the Court by way of injunctions or prohibitory orders from any tribunal, body or authority or under any provisions of law or otherwise;

(v) not to raise any requisition for further documents or objection to the title and/or the rights of the Developer/ SIDDHI in relation to the Project Land on any ground whatsoever;-

(vi) Pay proportionate or full amount as the case may be towards deposit, services charges, supervision charges and any other such statutory demand from the government authorities for providing electrical power, energy meters, water connection, sewerage and drainage connection etc. as applicable, in addition to the agreed consideration of the said Flat/ Apartment;

(vii) Pay to the Developer/ SIDDHI share money, society admission fee, proportionate share of taxes, cess, Electricity charges, AMC charges, statutory dues etc. on actuals and the legal charges within seven days of demand thereof by the Developer/ SIDDHI as mentioned in Clause 5 above;

(viii) Confirm/declare that he/she has agreed to purchase the Said Flat/ Apartment after due verification of all the relevant aspects and has satisfied himself/herself in this regard.

(ix) Confirm/declare that he/she shall not claim any right, title or interest in case of any additional FSI being made available to the Developer/ SIDDHI with regard to Godrej Garden City over and above what has been contemplated herein and the Developer/ SIDDHI shall be entitled to utilize the same as per their mutual understanding;

(x) To maintain the Said Flat/ Apartment at the Purchaser/s's own cost in good and tenantable repair and condition from the date that of possession of the Said Flat/ Apartment is taken and shall not do or suffer to be done anything in or to the Said Building in which the Said Flat/ Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the Said building in which the Said Flat/ Apartment is situated and the Said Flat/ Apartment itself or any part thereof without the consent of the local authorities, if required;

(xi) The Purchaser/s agrees and undertakes to maintain and not to do anything which has the effect of affecting the structural stability of the Said Building and also not to store or bring and allow to be stored and brought in the Said Flat/ Apartment any goods of hazardous or combustible nature or which are so heavy as to affect or endanger the structure of the Said Building or any portion of any fittings or fixtures thereof including windows, doors, floors, etc. in any manner. The Purchaser/s shall not do or cause anything to be done in or around the Said Flat/ Apartment which may cause or tend to cause or tantamount to cause or effect any damage to any flooring or ceiling of the Said Flat/ Apartment or adjacent to the Said Flat/ Apartment. The Purchaser/s shall not make in the Said Flat/ Apartment any structural additions and/or alterations to the beams, columns, partition walls, shear walls, etc. or improvements of a permanent nature. If the Purchaser/s demolishes, punctures, and/or in any other way alters the existing walls and / or add or in any way put up a new concrete or masonry structure / partition in the Said Flat/ Apartment, since the building structure is not designed to take such load the stability of the Said Building will be endangered. The Purchaser/s further indemnifies the Developer/ SIDDHI that in the event of happening of any of the events as mentioned above, the Purchaser/s would be solely responsible for the same;

(xii) To carry out at his own cost all internal repairs to the Said Flat/ Apartment and maintain the Said Flat/ Apartment in the same condition, state and order in which it was delivered by the Developer/ SIDDHI to the Purchaser/s and shall not do or suffer to be done anything in or to the Said Building in which the Said Flat/ Apartment is situated which may be contrary to the rules and regulations and bye-laws of the society/ concerned local authority or other public authority. In the event of the Purchaser/s committing any act in contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority;

(xiii) Not to demolish or cause to be demolished the Said Flat/ Apartment 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 Said Flat/ Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the Said Building in which the Said Flat/ Apartment is situated and shall keep the portion sewers, drains and pipes in the Said Flat/ Apartment 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 Said Flat/ Apartment 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 Said Flat/

Apartment without the prior written permission of the Developer/ SIDDHI and/or the Society or the Limited Company;

(xiv) 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 Said building in which the Said Flat/ Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance;

(xv) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Said Flat/ Apartment in the compound or any portion of the Project Land and the Said Building in which the Said Flat/ Apartment is situated;

(xvi) Pay to the Developer/ SIDDHI within fifteen days of demand by the Developer/ SIDDHI, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the Said building in which the Said Flat/ Apartment is situated;

(xvii) 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 Said Flat/ Apartment by the Purchaser/s for any purposes other than for purpose for which it is sold;

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

(xix) The Purchaser/s shall permit the Developer/ SIDDHI and their surveyors and agents, with or without workmen and other at all reasonable times, to enter into and upon the Project Land and Said Building or any part thereof to view and examine the state and condition thereof;

(xx) The Purchaser/s agrees and undertakes that the Developer/ SIDDHI shall not be responsible in any manner whatsoever in case of any attachment or other proceedings that may be made or taken in respect of the Said Flat/ Apartment and/or Car Park(s) by concerned authorities due to non-payment by the Purchaser/s or any other flat Purchaser/s of their respective proportion of the taxes/ outgoings payable to the concerned authorities on account of default in making such payments.

(xxi) The Purchaser shall be entitled to attendant rights of ownership, possession, enjoyment of the Said Flat/ Apartment and shall be entitled to deal with or dispose off the same as the Purchaser deems fit without any interference, obstruction or hindrance from the other parties or anyone claiming under, through or in trust from him, subject to the terms and conditions contained in this Deed and the Agreement for sale and the Bye-laws, Rules and Regulations as may be framed by the Organisation of Purchasers, however, the

proportionate undivided share of the Purchaser in the land beneath the superstructure (excluding the Said Flat/ Apartment) shall always remain indivisible and impartible.

(xxii) The Purchaser and all persons authorized by the Purchaser (in common with all other persons entitled, permitted or authorized to similar rights) shall be entitled to use the staircases, passages, lifts and common areas in the Said Building for ingress and egress at all times and for all purposes;

(xxiii) The Purchaser shall be entitled to the subjacent, lateral, vertical and horizontal support for the Said Flat/ Apartment from the other parts of the Said Building;

(xxiv) The Purchaser shall be entitled to transfer/sell, convey, mortgage, change or in anyway encumber or deal with or dispose of or to assign, underlet or part with its interest under or benefit or any part thereof in the Said Flat/ Apartment. Provided however, that the Purchaser and any other person to whom the Said Flat/ Apartment is subsequently transferred, assigned or given possession with the permission of the Developer/SIDDHI/Organisation of the Purchasers shall from time to time sign all applications, papers and documents and do all acts, deeds, matters and things as the Organisation of the Purchasers may require for safeguarding the interest of the Said Building and its occupiers.

(xxv) The Purchaser/s acknowledges that Developer/ SIDDHI reserves to itself the unfettered right to the full, free and complete right of way and means of access over, along and under all the internal access roads in the Project Land and any common rights of ways with the authority to grant such rights to the Purchaser/s and/ or users of apartment(s)/ flat(s)/ premises/ units in the Building(s)/ Wing(s) being constructed on the Project Land (present and future) at all times and the right of access to the Project Land for the purpose of installing, repairing, maintaining and inspecting the ancillary structures such as pump rooms, motor rooms, watchman rooms, sewage treatment plant, underground tanks, substation of power supply company etc. situated on the Project Land and also to lay and connect drains, pipes, cables and other service lines and amenities (including underground and overhead) other amenities necessary for the full and proper use and enjoyment of the Project Land and if necessary to connect the drains, pipes, cables etc. under, over or along the Project Land appurtenant to each and every building to be constructed on the Project Land (including the Building) without in any way obstructing or causing nuisance to the ingress and egress of the Purchaser/s /other occupants of apartment(s)/flat(s)/premises/units in building constructed on the Project Land till such time the Land is handed over to the association / society / condominium /limited company/apex body/apex bodies.

(xxvi) Not raise any objection or interfere with the further construction and development activities as may be carried out in the vicinity of the Said Building or the Township Project for the purpose of completion of the Township Project and the purchasers of such built up space in the Township Project may be granted the right to use the facilities, amenities and infrastructure, including car parking areas, for ingress and egress through the roads, passages, gates, etc, common to the Township Project, by the Developer/ SIDDHI, as the Developer/ SIDDHI may in its absolute discretion decide. The Developer/ SIDDHI shall also be entitled, at its absolute discretion, to grant the purchasers of flats/units in such development the right to use the common areas, amenities and facilities and the right of ingress and egress and to grant the membership of the Organization of the Purchasers and to use of the Club House, Swimming Pool, Children’s play area etc.

(xxvii) So long as each flat/building in the Township Project shall not be separately mutated and separated, the Purchaser shall pay the proportionate share of all rates and taxes assessed on the whole Township Project. Such proportion is to be determined by the Developer/Organisation of Purchasers on the basis of the area of the Said Flat/ Apartment in the Township Project.

(xxviii) With respect to maintenance of the Said Building, Cluster and the Township, the Developer/ SIDDHI shall not be responsible for any consequences or liability on account of failure, negligence, obstruction, alteration, modification, restraint or improper use by any or all the owners, service providers or their agents with regards to the fire equipments, fire protection systems, their supporting equipments, pollution control and other general safety equipments, related facilities and service maintenance contracts, certificates, licenses, permits, permissions, and insurance. The Purchaser shall ensure that periodical inspections of all such equipments and facilities are made by them so as to ensure proper functioning of all such equipments.

(xxix) Not cause any nuisance, hindrance, disturbance and annoyance to other purchasers of apartment(s)/flat(s)/premises/units in the Building or other occupants or users of the Building, or visitors to the Building, and also occupiers of any adjacent, contiguous or adjoining properties;

(xxx) Not to cover or enclose in any manner whatsoever, the open terrace/s, the open balcony/ies, verandah, car parking space/s or other open spaces forming a part or appurtenant to the Said Apartment/Flat/s in the Said Building, without the prior written permission of the Developer/association/concerned authorities;

(xxxi) Upon the execution and registration of this Deed, the Purchaser/s may insure the Said Apartment/Flat from any loss, theft, damage caused due to human intervention or due to any act of god or other force majeure incident including fire, riot, strikes, earthquakes, natural calamity or any other cause beyond reasonable human control, and the Developer/ SIDDHI shall not be responsible for any loss/damage suffered thereafter.

(xxxii) be responsible for getting his/her/its/their name mutated in the records of the appropriate authority with respect to the Said Flat/ Apartment and shall not hold the Developer/ SIDDHI/ Land Owners liable/responsible to mutate his name with respect to the Said Flat/ Apartment.

(xxxiii) reciprocate and recognize rights of other owners/ occupiers of the Said Building in the common areas of the Said Building and the land underneath the superstructure, common owners in the Cluster and Township Project.

21. Rights of the Developer/ SIDDHI (as the case maybe)

a) The Developer/ SIDDHI has obtained the occupation certificate (OC)/completion certificate (CC) dated _____ bearing no. _____.

The Developer and/or SIDDHI hereby confirms that he/ it had observed, performed and complied 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.

b) Hoarding rights: The Purchaser/s hereby consents that the Developer may and shall always continue to have the right to place/erect hoarding/s on the Project

Land, of such nature and in such form as the Developer may deem fit and the Developer shall deal with such hoarding spaces as its sole discretion and the Purchaser/s agree/s not to dispute or object to the same. The Developer shall not be liable to pay any fees / charges to the association / apex body / apex bodies/ society for placing / putting up the hoarding/s; provided that if any municipal taxes become payable for such use, then the same shall be borne and paid by the Developer and/or by the transferee (if any).

c) Retention: The Developer/ SIDDHI may, either by itself and/or its nominees/associates/affiliates also retain some portion / units/ Apartment/Flats in the Township Project which may be subject to different terms of use, including as a guest house / corporate Apartment/Flats, as may be permissible under the applicable laws and the sanctions granted and the Purchaser/s give/s his/her/their/its unequivocal consent for the aforesaid.

d) Unsold apartment/flat:

(i) All unsold and/or unallotted apartment(s)/flat(s)/premises/units, areas and spaces in the Said Building, including without limitation, parking spaces and other spaces in the basement and anywhere else in the Said Building / Project Land/ Township shall always belong to and remain as the property of the Developer/ SIDDHI at all times and the Developer/ SIDDHI shall continue to remain in overall possession of such unsold and/or unallotted apartment(s)/flat(s)/premises/units and shall be entitled to enter upon the Project Land and the Said Building and the Township to enable it to complete any unfinished construction work and to provide amenities and facilities as the Developer/ SIDDHI may deem necessary.

(ii) The Developer/ SIDDHI shall without any reference to the Purchaser/s, association / apex body / apex bodies/ society, be at liberty to sell, let, sub-let, dispose of or otherwise deal with in any manner whatsoever all such unsold and/or unallotted apartment(s)/ flat(s)/ premises/ units and spaces therein, as it deems fit. The Developer/ SIDDHI shall be entitled to enter in separate agreements with the purchasers of different apartment(s)/ flat(s)/ premises/ units in the Said Building / Cluster/ Township Project on terms and conditions decided by the Developer/ SIDDHI in its sole discretion and shall without any delay or demur enroll the new purchaser/s as member/s of the association / apex body / apex bodies/ society. The Purchaser/s and / or the association / apex body / apex bodies shall not claim any reduction in the Sale Consideration and/or any damage on the ground of inconvenience and /or nuisance or on any other ground whatsoever. Further, the Developer shall be liable to pay / contribute any amount on account of non-occupancy charges or for any other charges / fund provided for under the bye-laws, rules and regulations or resolutions of the association / apex body / apex bodies.

e) Basement/Podiums: The Purchaser/s hereby consents to the Developer/ SIDDHI dividing the basement into car parking spaces, store rooms, storage spaces and any other areas as may be decided by the Developer/ SIDDHI. The Developer/ SIDDHI shall be entitled to allot, grant a right to use of, sell, let, sub-let, dispose of or otherwise deal with in any manner whatsoever such spaces and areas in the Said Property/ Said Building.

f) Assignment: The Developer/ SIDDHI may at any time assign or transfer (by way of lease, mortgage, sale or otherwise), in whole or in part, its rights and

obligations in respect of the Township Project in accordance with applicable laws. On such transfer, the assignee or transferee of the Developer/ SIDDHI shall be bound by the terms and conditions herein contained.

g) Additional Construction: The Purchaser hereby consents that the Developer/ SIDDHI shall be entitled to construct any additional area/structures in the Township Project as the Developer/ SIDDHI may deem fit and proper and the Developer/ SIDDHI shall, at its sole discretion, deal with and/or dispose of the same without any reference to the Purchaser/s and/or the association / apex body / apex bodies/ society, upon its formation/registration, as the case may be, in accordance with the terms of the applicable laws and the Purchaser/s agrees not to dispute or object to the same. The right hereby reserved shall be available to the Developer/ SIDDHI until the complete optimization of the Township Project as per the sanctioned Layout plans.

h) Mortgage & Security: The Developer/ SIDDHI if it so desires shall be entitled to create security on the Project Land together with the building/s being constructed thereon (including the Building) by availing loans/financial assistance/credit facilities from banks/financial institutions, against securities thereof, save and except the Said Apartment/Flat conveyed hereunder. The Developer/ SIDDHI shall be entitled to and be at liberty to sign mortgage deeds, loan agreements and other documentation whether legal or in English form or by way of deposit of title deeds, save and except the Said Apartment/FlatThe Purchaser/s hereby gives express consent to the Developer/ SIDDHI to raise such financial facilities against security of the Project Land together with the building(s) being constructed thereon (including the Building) and mortgage the same with banks/financial institutions as aforesaid, save and except the Said Apartment/Flat agreed to be transferred hereunder.

22. General Representation and Warranties

Each Party represents and warrants to the other that:

i) it has power to execute, deliver and perform its obligations under this Deed and all necessary corporate, shareholder and/or any other required sanction has been taken to authorize such execution, delivery and performance;

ii) this Deed constitutes valid and binding obligation, enforceable in accordance with its terms; and

iii) the execution, delivery and performance of its obligations under this Deed does not and will not:

a) contravene any law, regulation or order of any Governmental or other official body or agency or any judgment or decree of any court having jurisdiction over it; or

b) conflict with or result in any breach or default under any agreement, instrument, regulation, license or authorization binding upon it or any of its assets.

23. Possession of the Said Flat/ Apartment

The Purchaser, before execution of this Deed, has verified and satisfied himself/ herself/ itself/ themselves as to the completion of all the work in the Said Flat/ Apartment and its fitness for occupation and the Purchaser has no claims against the Land Owners, the Developer and/or SIDDHI in respect of the Said Flat/ Apartment including the following:

a) Correctness of the area of the Said Flat/ Apartment.

b) Specifications and amenities provided in the Said Flat/ Apartment.

c) Quality of construction of the Said Flat/ Apartment and the Said Building.

d) Electrification, Plumbing etc., in the Said Flat/ Apartment and in the Said Building.

e) Facilities and services provided in the Said Flat/ Apartment and in the Cluster or the Township Project.

24. Appointment of vendors for internet and cable facility

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

25. Provisions of this Deed applicable to the Purchaser/s / subsequent Purchaser/s

In the event of the Said Flat/ Apartment being transferred by the Purchaser to a third party, any such transferees shall also observe all the conditions contained herein which are intended to preserve the homogeneity and purpose of the Township Project including, and suitable clauses to this effect shall be incorporated by the Purchaser in the document conveying the Said Flat/ Apartment to such transferee/s.

26. Method of calculation of proportionate share wherever referred to in the Deed

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

27. Place of execution

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

28. Notices

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

To the Purchaser:
Name:
Address:
Notified E-mail ID:

To the Developer:
Name: Godrej Properties Ltd.
Address: 2nd Floor, Rudra Path Complex,
Near Rajpath Club,
Sarkhej Gandhinagar Highway,
Ahmedabad – 380 059
Notified E-mail ID: notice@godrejproperties.com

To SIDDHI:
Name: Shri Siddhi Infrabuildcon LLP
Address: D-1001, Ganesh Meridian,
Opposite Amiraj Farm,
Nr. New Gujarat High Court,
Sarkhej Gandhinagar Highway,
Ahmedabad- 380 060
Notified E-mail ID:

It shall be the duty of the Purchaser and the Developer/SIDDHI to inform each other of any change in address subsequent to the execution of this Deed in the above address by Registered Post / Speed Post / Courier failing which all communications and letters posted at the above address shall be deemed to have been received by the Developer/SIDDHI or the Purchaser, as the case may be.

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

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

29. Further covenants of the Purchaser/s

a) fully satisfied himself/herself/themselves as to the title of the Land Owners and their right in respect of the Said Property.

b) inspected the plan sanctioned by the authorities concerned in respect of the Said Building and the Said Flat/ Apartment constructed by the Developer and agreed not to raise any objection with regard thereto.

c) satisfied himself about the project layout and the future sanctions to be obtained and the future constructions to be made by the Land Owners or the Developer on the Said Property.

d) verified the location and site of the Said Flat/ Apartment including the egress and ingress thereof and also the area of the Said Flat and agreed not to dispute the same.

e) acknowledged that the right of the Purchaser shall remain restricted to the Said Flat/ Apartment as set out in clause 2(a) above.

f) satisfied himself as to the carpet area, built up area and the super built-up area in relation of the Said Flat/ Apartment and also the common parts/portions, along with the common facilities and amenities, which would be common for all the residents/occupants of the various units comprised in the Said Building and the Cluster and had agreed not to challenge or dispute the same in any manner whatsoever or however.

g) Satisfied himself as to the construction and structural stability of the Said Building and the Said Flat/ Apartment, the fittings and the fixtures installed, completion and finishing of the Said Flat/ Apartment, car parking facility, supply of water and electricity.

h) This Deed contains the entire agreement between the Parties in respect of the subject matter of this Deed. In case of any contradiction between the provisions of any earlier agreement/ deed including the Agreement For Sale (without possession) dated _____ and any other agreement executed between the Purchaser and the Developer and/or SIDDHI or its nominees, the provisions of this Deed shall prevail. The Purchaser hereby expressly admits acknowledges and confirms that no terms, conditions, particulars or information, whether oral, written or otherwise given or made or represented, including those contained/given in any advertisement or brochure by the Developer or SIDDHI and/or their respective agents to the Purchaser other than such terms, conditions and provisions as are contained or incorporated in this Deed shall be deemed to form part of this Deed or to have induced the Purchaser to enter into this Deed.

i) No failure or delay by the Developer or SIDDHI in exercising any right or remedy provided by law under or pursuant to this Deed shall impair such right or remedy or operate or be construed as a waiver or variation of it or preclude its exercise at any subsequent time and no single or partial exercise of any such right or remedy shall preclude any other or further exercise of it or the exercise of any other right or remedy.

j) The Said Property is located in area of Jagatpur and is not declared as a disturbed area under the Gujarat Prohibition of Transfer of Immovable Property and Provisions for Protection of Tenants from Eviction from Premises in Disturbed Area Act, 1991 and therefore, no prior permission of the Collector of Ahmedabad for the transfer of the Said Property is required to be obtained for this Deed.

k) The Purchaser shall present this Deed in original (duly stamped) at the proper registration office for registration within the time limit prescribed by the Registration Act, 1908 and the Land Owners, Developer, SIDDHI or their constituted attorneys respectively will attend such office and admit execution thereof by them respectively. The Purchaser shall intimate separately the Land Owners, Developer and SIDDHI in writing as soon as the Deed is presented for registration giving the Land Owners, Developer and SIDDHI sufficient time to admit execution on their respective behalf. The Land Owners, Developer and SIDDHI shall not be liable or responsible if the Purchaser fails to present this Deed for registration and the Purchaser alone shall be liable for the consequences arising from such default on the part of the Purchaser and shall keep the Land Owners, Developer and SIDDHI indemnified against breach of this condition by the Purchaser. It is expressly agreed by the Purchaser that whether this Deed is registered or not the terms, conditions, provisions and

covenants herein contained shall be binding on the Purchaser and the rights duties and obligations of the Purchaser hereto shall be as provided in this Deed.

l) The original deed of sale shall be handed over by the Developer or SIDDHI to the Purchaser or to any person as directed by the Purchaser. The stamp duty, registration charges, Legal/Advocate Charges (and all penalties, fines, levies and impositions thereon whatsoever) of and incidental to this Deed shall be borne and paid by the Purchaser alone. It is agreed that the Purchaser shall have this Deed stamped as required by law at his/her/its/ their own costs before execution by the Parties.

30. Arbitration/ Dispute Resolution

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

31. Governing Law

That the rights and obligations of the Parties under or arising out of this Deed shall be construed and enforced in accordance with the laws of India for the time being in force and the Ahmedabad courts will have the jurisdiction for this Deed.

Photograph of the Said Building

Residential Flat bearing No. ____ admeasuring _____ sq. meters of carpet area and _____ sq. meters of exclusive area (**"Total Area"**) on the ____th floor in the building known as _____ alongwith proportionate right in common areas, amenities and facilities of the Said Building namely passage, foyer, terrace, stairs, lifts etc. as per proposed layout and _____ stilt/ covered car parking space(s) / NIL basement car parking space(s) in the basement of the Said Building and common facilities in the Cluster, constructed on Final Plot No. **G-11** within the limits of the Village: Jagatpur, Taluka: Ghatlodia (erstwhile Ahmedabad – West) & District Ahmedabad.

The Land Owners

_____
Self/POA holder/Authorised signatory
of all The Land Owners
Mr. Kamleshbhai Atmaram Patel

_____
Authorised Signatory of SIDDHI
Mr. Kalpesh B. Patel

_____
Authorised Signatory of
Developer Mr. Vishal Nanda

Purchaser/s

1.Y_____
( )

2.Y_____
( )

Photograph of the Said Building

Residential Flat bearing No. ____ admeasuring _____ sq. meters of carpet area and _____ sq. meters of exclusive area (**"Total Area"**) on the ____th floor in the building known as _____ alongwith proportionate right in common areas, amenities and facilities of the Said Building namely passage, foyer, terrace, stairs, lifts etc. as per proposed layout and _____ stilt/ covered car parking space(s) / NIL basement car parking space(s) in the basement of the Said Building and common facilities in the Cluster, constructed on Final Plot No. **G-11** within the limits of the Village: Jagatpur, Taluka: Ghatlodia (erstwhile Ahmedabad – West) & District Ahmedabad.

The Land Owners

_____
Self/POA holder/Authorised signatory
of all The Land Owners
Mr. Kamleshbhai Atmaram Patel

_____
Authorised Signatory of SIDDHI
Mr. Kalpesh B. Patel

_____
Authorised Signatory of
Developer Mr. Vishal Nanda

Purchaser/s

1.Y_____
( )

2.Y_____
( )

FIRST SCHEDULE

(Description of the free hold land – Said Property)

All those pieces and parcels of land bearing Final Plot Numbers G-11 of Town Planning Scheme No. 65 (Tragad-Jagatpur-Chankheda-Chenpur-Ranip), situate, lying and being at Village: Jagatpur, Taluka: Ghatlodia (erstwhile Ahmedabad – West), District: Ahmedabad in the Registration District and Sub District of Ahmedabad – 8 (Sola).

×

SECOND SCHEDULE

(Particulars of the Said Flat/ Apartment)

Residential Flat bearing No. ____ admeasuring _____ sq. meters of carpet area and _____ sq. meters of exclusive area (**"Total Area"**) on the ____th floor in the building known as _____ alongwith proportionate right in common areas, amenities and facilities of the Said Building namely passage, foyer, terrace, stairs, lifts etc. as per proposed layout and _____ stilt/ covered car parking space(s) / NIL basement car parking space(s) in the basement of the Said Building and common facilities in the Cluster, constructed on Final Plot No. **G-11** within the limits of the Village: Jagatpur, Taluka: Ghatlodia (erstwhile Ahmedabad – West) & District Ahmedabad, and bounded as follows:

East-

West-

North-

South-

THIRD SCHEDULE

(Details of payment of Sale Consideration)

Payment Schedule & Manner of Payment

The Purchaser/s hereby has paid to the SIDDHI the Sale Consideration of Rs. .....(Rupees .....) in the following manner:-

The Purchaser 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 fees and also paid that _____ the balance amount of Rs. _____/- (Rupees _____ only) in following manner:-

(i) Amount of Rs. ……../- (Rupees _____ only) (not exceeding 30% of the total consideration) has been paid to the _____after the execution of Agreement.

(ii) Amount of Rs. ……../- (Rupees _____ only) (not exceeding 45% of the total consideration) has been paid to the _____on completion of the Plinth of the building or which in which the said flat is located.

(iii) Amount of Rs. ……../- (Rupees _____ only) (not exceeding 70% of the total consideration) has been paid to the _____on completion of the slabs including podiums and silts of the building or wing in which the said flat is located.

(iv) Amount of Rs. ……../- (Rupees _____ only) (not exceeding 75% of the total consideration) has been paid to the _____on completion of the walls, internal plaster, floorings doors and windows of the said flat.

(v) Amount of Rs. ……../- (Rupees _____ only) (not exceeding 80% of the total consideration) has been paid to the _____on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said flat.

(vi) Amount of Rs. ……../- (Rupees _____ only) (not exceeding 85% of the total consideration) has paid to the _____on completion of the external plumbing and external plaster, elevation, terrace with waterproofing, of the building or wing in which the said flat is located.

(vii) Amount of Rs. ……../- (Rupees _____ only) (not exceeding 95% of the total consideration) has been paid to the _____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 flat is located.

(viii) Balance Amount of Rs. ……../- (Rupees _____ only) against and at the time of handing over of the possession of the flat to the Purchaser on or after receipt of occupancy certificate or completion certificate.

Taxes

The Sale Consideration above excludes Taxes. Taxes includes Value Added Tax, Service Tax, Goods and Services Tax, Krishi Kalyan Cess, land under construction tax, property tax, Swachh Bharat Cess, Local Body Tax or other taxes, duties, cesses, levies, charges which are leviable or become leviable under the provisions of the applicable laws or any amendments thereto

pertaining or relating to the sale of Said Apartment/Flat. Taxes shall be payable by the Purchaser/s on demand made by the Developer within 7 (seven) working days, and the Purchaser/s shall indemnify and keep indemnified the Developer from and against the same.

IN WITNESS WHEREOF the parties hereto have executed this Deed the day and year first hereinabove mentioned.

SIGNED AND DELIVERED)

By the within named Land Owners)

1. Kalpeshbhai Atmaram Patel)
2. Kamleshbhai Atmaram Patel)
3. Mukeshbhai Keshavlal Patel)
4. Chetnaben Mukeshbhai Patel)
5. Ramilaben Bharatbhai Patel)
6. Darshan Jayantibhai Patel)
7. Sanjay Jayantilal Patel)
8. Kalpesh Bharatkumar Patel)

All through their Power of Attorney Holder)

Mr. Kamlesh A. Patel)

9. Shree Siddhi Infrabuild Private Limited)

Through its Authorized signatory)

Mr. Kamlesh A. Patel)

10. Sursuta Co.op. Housing Society Ltd.)

Through its Authorized signatory)

Mr. Kamlesh A. Patel)

SIGNED AND DELIVERED)

By the within named)

SHREE SIDDHI INFRABUILDCON LLP)

Through its authorized signatory)

Mr. Kalpesh B. Patel)

SIGNED AND DELIVERED)

By the within named Developer)

GODREJ PROPERTIES LIMITED)

Through its authorized signatory _____)

SIGNED AND DELIVERED)

By Purchaser)

1.)
2.)

WITNESSES:

1. _____

( )

2. _____

( )

SCHEDULE AS PER SEC:-32 (A) OF THE REGISTRATION ACT, 1908

PHOTO THUMBMARK

Land Owners

_____

Parties at Serial Nos. 1 to 8

Through their Power of Attorney Holder,

Mr.Kamleshbhai Atmaram Patel

_____

Party at Serial No 9

Through its Authorized Signatory

Mr.Kamleshbhai Atmaram Patel

_____

Party at serial no. 10

Through its Authorised Signatory

Mr. Kamlesh A. Patel

Shree Siddhi Infrabuildcon LLP

_____

Shree Siddhi Infrabuildcon LLP

Through its Authorized Signatory

Mr.Kalpesh B. Patel

Developer

_____

Godrej Properties Limited

Through its Authorized Signatory

_____

Purchaser/s PHOTO THUMB MARK

(Use Left Hand & Black Ink Only)

1. Y_____

( )

2.Y_____

( )

ANNEXURE "A"

(Copy of approvals, commencement certificate)

ANNEXURE "B"

(Description of the common areas, amenities and facilities)

ANNEXURE "C"

(Authenticated Copies of the layout plan of the Said Flat/ Apartment)

ANNEXURE D

(Description of the fixtures, fittings and amenities to be provided in the said Flat and the Building)

Godrej Garden City		
Specifications (Phase 5)		
Structure		Earthquake resistant RCC frame structure
Flooring	Living/Dining/Bedrooms	Vitrified tiles 2' x 2' (605 X 605mm)
	Passages	Vitrified tiles 2' x 2' (605 X 605mm)
	Entrance Lobby	Vitrified tiles 2' x 2' (605 X 605mm)
	Balcony	Antiskid Ceramic Tiles
Wall Finishing	External	Exterior grade Acrylic Emulsion paint
	Internal	Putty finish
	Lift lobby	ABD for stilt floor & OBD for upper floors
Lift		Two no. of Elevators in each Tower
Kitchen	Flooring	Matt finish Ceramic Tiles
	Wall finishes	Putty finish
	Kitchen Counter	Granite Counter
	Fittings	Stainless Steel Sink without drain board
	Dado	Glazed Ceramic tile up to 2 feet from counter
	Others	-Electrical point for water purifier /exhaust fan & washing machine -Plumbing provision in wash area.

Doors	Frame	Red Meranti Wood for main door & Hard Wood for other doors
	Main door	Flush door with Teak composed veneer on outside & painted finish on inside
	Internal doors	Flush door with enamel paint on both side
Windows	All rooms	Aluminum windows
Master Bedroom Toilets	Flooring	Antiskid ceramic Tiles
	Dado	Glazed ceramic tile up to 7 feet
	Fittings	-Wall Mounted / Floor Mounted WC - Bracket Mounted wash basin in toilets - Two in one Shower mixer, health faucet
Children Bedroom Toilet	Flooring	Antiskid ceramic Tiles
	Dado	Glazed ceramic tile up to 7 feet
	Fittings	-Wall Mounted / Floor Mounted WC - Bracket Mounted wash basin in toilets - Two in one Shower mixer, health faucet
Common Toilet	Flooring	Antiskid ceramic Tiles
	Dado	Glazed ceramic tile up to 7 feet
	Fittings	-Wall Mounted / Floor Mounted WC - Bracket Mounted wash basin in toilets - Two in one Shower mixer, health faucet
	Others	Electrical & Plumbing Provision for Geyser
Electricals		-Concealed copper wiring -Modular type switches -AC points in Master Bedrooms & Kid's Bedroom -Miniature circuit breakers (MCBs) -Telephone points in living room -TV point in living room
Power back-up		DG back-up for lifts and common areas in building

ANNEXURE "E"

(Copy of Registration Certificate obtain from Real Estate Regulatory Authority)

ANNEXURE "F"

(Title Report/ certificate/ layout plan)