

(DRAFT COPY)

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Ahmedabad this _____ day of _____, Two Thousand Twenty Two BETWEEN

SHRINIVAS ORGANISORS PRIVATE LIMITED (PAN : AAMCS 5787 M) a Company formed and registered under the law relating to Companies, having Corporate Identity No.U45201GJ2008PTC055562, Address: 206, 2nd Floor, Ratnadeep Complex, Opp. Amrish Parikh Hospital, Old High Court Road, Navrangpura, Ahmedabad, hereinafter called "**OWNER**" and/or "**THE PROMOTER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its successors and assigns) of the **ONE PART**

A N D

_____ (PAN : _____) (AADHAR NO. _____) Adult, Hindu, Occupation : Business/Service/Household, Residing at _____
 _____ ... hereinafter called "**THE ALLOTTEE**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his/her/their respective heirs, legal representatives, executors, successors and permitted assigns) of the **OTHER PART**.

WHEREAS the Owner has proposed development of Township Project on the lands situated at Santej / Rakanpur (sim), Taluka Kalol in the Registration District of Gandhinagar and Sub District Kalol, bearing Block Nos.973 and others ("Township Land/s"), known or described as "Super City" Township, proposed to be put up in different phases.

AND WHEREAS the Owner / Promoter is seized and possessed of and/or well and sufficiently entitled to non-agriculture lands situated lying and being at Mouje : Santej, Taluka : Kalol, District : Gandhinagar which land is more particularly described in the Schedule hereunder written and the said lands are forming part of the aforesaid Township Lands. And Whereas the Owner / Promoter inter-alia, as part of Township, is developing residential bungalows (Hereinafter referred to as the "Project") on part of the Township Land of Santej (sim), being the aforesaid lands more particularly described in the First Schedule hereunder written (hereinafter collectively referred to as the "Project Land"). The Project has different designs of bungalows, separately described as Scheme "**SHINE**". The lands more particularly described in the First Schedule hereunder written are proposed to be developed for constructing residential Bungalows, which is named as "Project Land" and/or "Scheme-**Shine**".

AND WHEREAS in-principle Permission by Government of Gujarat for the proposed development of Township Project as per order, dated 29th September, 2012 is issued by Officer on Special Duty and Ex-officio, Joint Secretary, Urban Development and Urban Housing Department ("Order") (as per powers conferred upon it in sub-clause (ii) of Sub Section-1 of Section 29 of The Gujarat Town Planning and Urban Development Act, 1976 (Hereinafter referred to as the "Act") in accordance with the terms and conditions contained in the Schedule in the said order.

AND WHEREAS the said "Super City" Township is put up by the Owner / Promoter on total land area of 646392 Sq.Mtrs. of land which includes 19179 Sq.Mtrs. area of Village Naliya Road assigned by AUDA to the Owner / Promoter in lieu of additional land area of 19180

Sq.Mtrs. given by the Township Developer (i.e. the Owner / Promoter herein) to AUDA in Cross Over Road and thus, the aforementioned land of Village Naliya Road (19179 Sq.Mtrs.) is marged in the Township area. And Whereas Master Plan envisaged in the aforesaid Order of Township is given in Principle Permission by Ahmedabad Urban Development Authority (AUDA) as per its intimation, dated 16th August, 2013 given to the Developer (the Owner / Promoter herein), bearing No.08370, on the terms and conditions contained therein.

AND WHEREAS the Promoter / Owner has proposed to develop the said Project / Scheme **SHINE**, on total land area of 43862 Sq.Mtrs. of various block numbers including 1013 Sq.Mtrs. land of Village Naliya Road (part of aforementioned 19179 Sq.Mtrs.) as envisaged in the Township Master Plan and in the layout plan of said Project / Scheme - **SHINE** duly approved by AUDA. And Whereas the Promoter / Owner has been granted Development Permission, **dated 17-09-2022 bearing No.47/5/2022/143** (for Scheme) issued by Ahmedabad Urban Development Authority, inter-alia, of the said Project – (Scheme – **Shine**) on the Project Land.

AND WHEREAS as stated hereinabove, the Promoter is the owner and occupier and is entitled and enjoined upon to put up Project on the Project Land. The Promoter is in possession of the Project Land. AND WHEREAS, as stated hereinabove, the Promoter shall develop Scheme **Shine** (Residential Bungalows) on the Project Land for Scheme – **Shine**.

AND WHEREAS the Allottee has desired to purchase **Bungalow bearing No._____ (SHINE)** more particularly described in the Second Schedule hereunder written. (Hereinafter referred to as the said “Bungalow”) being constructed in the said Project, and on the part of Project Land, described in the First Schedule hereunder written, by the Promoter.

AND WHEREAS the Promoter has registered the Project of Scheme – **Shine** under the provisions of The Real Estate (Regulation and Development) Act, 2016 (Hereinafter referred to as the “Said Act”) with the Real Estate Regulatory Authority at **No.PR/GJ/GANDHINAGAR/KALOL/AUDA/_____** **dated _____**, authenticated copy thereof is attached as **Annexure “A”** hereto.

AND WHEREAS being the owner and occupier of the Project land, the Promoter has sole and exclusive right to sell the Bungalows in the said Project to be put up by the Promoter on the Project Land for Scheme – **Shine** and to enter into agreement/s with the allottee(s)/s of the Bungalows and to receive the sale consideration in respect thereof.

AND WHEREAS on demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the Project Land and the plans, designs and specifications prepared by the Promoter's Architects, Jigar Panchal and of such other documents

as are specified under the Said Act and the Rules and Regulations made thereunder and the Allottee is satisfied in respect of the same.

AND WHEREAS the authenticated copies of Certificate of Title issued by the advocate of the Promoter showing the nature of the title of the land/s of various block numbers of Project Land are given to the Allottee, particulars and information about inclusion of Village Naliya land (1013 Sq.Mtrs.) in the said Project - **SHINE** and approval of development plan for this Project - **SHINE** by AUDA. The Allottee has verified all these papers and the information / details given by the Promoter and the Allottee is fully satisfied in respect thereof.

AND WHEREAS the authenticated copies of the plans above referred to as approved by the concerned authorities have been inspected by the Allottee.

AND WHEREAS the authenticated copies of the layout plans as proposed by the Promoter, and according to which the construction of the Bungalows and open spaces are proposed to be provided for in the said Project of Scheme - **Shine** has also been inspected by the Allottee.

AND WHEREAS the authenticated copy of the plans and specifications of the Bungalow agreed to be purchased by the Allottee has been annexed and marked as **Annexure "B"**.

AND WHEREAS the Promoter has got the approvals as aforesaid from the concerned local authority(s) to the plans, the specifications, elevations, sections of the said Bungalow, and shall obtain the balance approvals as applicable and required from various authorities from time to time, so as to obtain Building Use Permission of the said Bungalow.

AND WHEREAS while sanctioning the said plans, concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Project Land and to put up the Project and, upon due observance and performance of which the Building Use Permission in respect of the said Bungalow shall be granted by the concerned authority.

AND WHEREAS the Promoter has accordingly commenced implementation of the Project in accordance with the said sanctioned plans.

AND WHEREAS the Allottee has applied to the Promoter for allotment of Bungalow in the Project, being **No._____**, in scheme namely "**Shine**".

AND WHEREAS the carpet area of the said Bungalow is _____ **Sq.Mtrs.** and "carpet area" means the net usable floor area of Bungalow, excluding the area covered by the external walls, areas

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

AND WHEREAS, the Super builtup area of the construction of the said Bungalow comes to _____ **Sq.Mtrs.** (_____ **Sq.Yds.**) and the Allottee is satisfied with same.

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

AND WHEREAS, prior to / simultaneously with the execution of these presents the Allottee has paid to the Promoter a sum of **Rs._____ (Rupees _____ only)** being earnest money / part payment of the sale consideration of the Bungalow agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter doth hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

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

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Bungalow.

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

1. The Promoter shall construct the said Bungalow on Project Land for Scheme – **Shine**, in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Bungalow of the Allottee except any alteration or addition required by any Government authorities, sanctioning authority or any public authority or due to change in law.
- 1 (a) (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee **Bungalow No._____** of the carpet area admeasuring _____ **Sq.Mtrs.** subject to variation cap of three percent,

more particularly described in the Second Schedule hereunder written (hereinafter referred to as "the Bungalow") for the consideration of **Rs. _____ (Rupees _____ only)** including the proportionate price of the common areas and facilities appurtenant to the Bungalow, the nature, extent and description of the common areas and facilities which are more particularly described in the Third Schedule hereunder written.

(ii) Parking area is covered in plot of the bungalow allotted to the allottee, Separate Parking area on Sale Basis to the allottee member is not provided in the scheme/ project.

- 1 (b) The Allottee has paid on or before execution of this Agreement a sum of **Rs. _____ (Rupees _____ only)** as advance payment or application fee and subject to deduction of the amount of TDS (being 1% of total price) as per section 194-IA of the Income Tax Act-1961, the Allottee hereby agrees to pay to the Promoter the balance amount of **Rs. _____ (Rupees _____ only)** in the following manner, selected from the different payment options given by the Promoter.

Mode of payment

- i. Amount of Rs. _____ (_____) (not exceeding 30% of total consideration) to be paid to the promoter after the execution of agreement
- ii Amount of Rs _____ (_____) (not exceeding **45%** of total consideration) to be paid to the promoter on completion of plinth of the said Bunglow
- iii Amount of Rs _____ (_____) (not exceeding 70 % of the total consideration) to be paid to the promoter on completion of slabs including podiums and stilts of the Bunglow.
- iv Amount of Rs _____ (_____) (not exceeding 80 % of the total consideration) to be paid to the promoter on completion of the sanitary fittings , stair cases etc. of the Bunglow.
- v Amount of Rs _____ (_____) (not exceeding 95 % of the total consideration) to be to the promoter on completion of the Water Pumps , Electrical fittings , electromechanical plinth protection paving of the areas appertain and all other requirements as may be prescribed in the agreement of sale of the Bunglow.
- vi Balance amount of Rs _____ (_____) against and at the time of handing over of the possession of the Bunglow to the allottee on or after receipt of Completion certificate.

OR

Balance consideration of **Rs.**_____ **(Rupees** _____ **only)** is to be paid by the Allottee in _____ monthly installments. First of such monthly installment shall become due on _____, 2022 and every monthly installment shall have to be paid on or before 5th day of the each month falls due or as agreed between the parties.

- 1(c) The total price as stated above excludes Taxes (consisting of tax paid or payable by the Promoter by way of GST Cess or any other, further or similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Bungalow, which shall be separately payable by the Allottee in the manner as may be demanded by the Promoter. Further, the Allottee shall have to pay the Maintenance charges as may be fixed from time to time.
- 1(d) The total price is escalation-free, save and except escalations / increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the notification / order / rule / regulation published / issued in that behalf to that effect along with the demand letter being issued to the Allottee.
- 1(e) The Promoter may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee by discounting such early payments at the rate it (Promoter) may deem fit, for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any repeat / revision/withdrawal, once granted to an Allottee by the Promoter.
- 1(f) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Bungalow is complete and the Building Use Permission ("BU Permission") is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. If there is any reduction in the carpet area more than the defined limit then promoter shall refund the excess money paid by Allottee within forty Five days with annual interest at the rate of 9% from the date when such an excess amount was paid by the allottee. If there is any increase in the carpet area allotted to Allottee, the promoter shall demand additional amount from allottee as per the next milestone of the payment plan. All these monetary adjustments shall be made at the same

rate as per square meter as agreed in clause 1(a) of the Agreement.

- 1(g) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her/them under any head(s) of dues against lawful outstanding, if any, in his/her/their name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his / her/their payments in any manner.
- 2.1 The Promoter hereby agrees to observe, perform and comply with all the applicable terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Bungalow to the Allottee, obtain from the concerned local authority Building Use Permission in respect of the Bungalow.
- 2.2 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the Project and handing over the Bungalow to the Allottee and the common areas to the association of the allottees after receiving the Building Use Permission.

Similarly, the Allottee shall make timely payments of the installment and other dues payable by him/her as provided in clause 1(b) herein above. ("Payment Plan") and meeting the other obligations under the Agreement.

3. The promoter hereby declares that the FSI available as on date in respect of the project land is 65793 Square Meters (Subject to availability of Global FSI for the Township As a whole). The promoter has disclosed the FSI of 33378.22 Square Meters as proposed to be utilized by them on the project land in the said project and allottee has agreed to purchase the said Bungalow based on the proposed construction and sale of Bungalow to be carried out by the promoter by utilized the proposed FSI and on the understanding that the declared proposed FSI shall belong to promoter only. The balance FSI (which is part of Global FSI) for which Promoter is entitle may be utilized by the Promoter for the other Schemes of the Township subject to the Gujarat Town Planning and Urban Development Act / Township Act.

The promoter / owner hereby declares that they shall not have any claim over FSI proposed to be utilized for this project, additional FSI and terrace rights after Building Use Permission (BU) has been obtained, such rights if any will be enjoyed by members of the said Project or the Society as the case may be.

4. The Allottee shall, at all times, abide by and be entitled to only Floor space Index (FSI) which has been utilized for construction of the said Bungalow, including for any future reconstruction or

otherwise regardless of the net area or the chargeable area of the land related to Bungalow. The Prospective Purchaser shall not be entitled to ask for any further FSI nor shall be entitled to carry out any additional or further construction and shall not make any alterations or changes in construction or design thereof.

- 4.1 If the Promoter fails to abide by the time schedule for completing the Project and handing over the Bungalow to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the Project, interest at the rate of 9% per annum, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest at the rate of 9% per annum, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee(s) to the Promoter.
- 4.2 Without prejudice to the right of Promoter to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings), on the Allottee committing 3 consecutive or aggregate defaults of payment on installments, the Promoter shall at its own option may terminate this Agreement.

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

Provided further that upon termination of this Agreement Promoter shall refund to the Allottee within a period of 30 days of the termination, the installments of sale consideration of the Bungalow which may till then have been paid by the Allottee to the Promoter after adjusting 10% of the Consideration as liquidated damages. If the installments of sale consideration paid till then by Allottee is less than 10% of the Consideration, then Promoter will be entitled to recover the balance amount from the Allottee, and Allottee shall pay the same to Promoter within a period of 30 days of termination. Upon issue of notice of termination, the Allottee will have no claim of any nature whatsoever against the Promoter or in respect of the Bungalow and generally under this Agreement, save and except the

amount to be received by the Allottee from the Promoter, if any, as above.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities to be provided by the Promoter at its option in the said Bungalow are as set out in **Annexure “C”**, annexed hereto.
6. The Promoter shall give possession of the Bungalow to the Allottee on or before 31st day of December, 2026. If the Promoter fails or neglects to give possession of the Bungalow to the Allottee by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Bungalow with interest at the same rate of 9% mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving possession of Bungalow on the aforesaid date, if the completion of Bungalow is delayed on account of –

- (i) force majeure conditions, like war, civil commotion or act of God or any other.
- (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.
- (iii) any concerned competent authority/ies, refusing, withholding, denying, delaying the grant of necessary approvals, or revoke, cancel, or suspend the approvals already granted for the said Project.
- (iv) any matters, issues relating to such approvals, permissions, notices, notifications by the competent authority/ies becoming subject matter of any suit / writ before a competent court or;
- (v) on account of reasons beyond the control of Promoter and of its agents.

7.1 PROCEDURE FOR TAKING POSSESSION:

The Promoter shall notify the Allottee about receipt of Building Use Permission of the said Scheme **Shine** within a period of 15 days from grant of Building Use Permission from the competent authority. The Allottee shall take possession of the Bungalow from the Promoter, within a period of 15 days, from date when the said Bungalow is notified in writing to be ready for delivery and possession to the Allottee by making all balance payments as per this Agreement. In any event within a period of three months from the date of issue of Building Use Permission, the Allottee shall make balance payments, and against such payments, Promoter to hand over possession of the Bungalow to the Allottee, and to execute and register Deed of Conveyance in

favour of the Allottee. The Allottee agrees to pay the maintenance charges from the date when the said Bungalow is notified to be ready for delivery of possession to the Allottee or receipt of Building Use Permission whichever is earlier.

7.2 FAILURE OF ALLOTTEE TO TAKE POSSESSION OF BUNGALOW:

Upon receiving a written intimation from the Promoter as per clause 7.1, the Allottee shall take possession of the Bungalow from the Promoter by executing necessary indemnities, undertakings, Sale Deed and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Bungalow to the Allottee within the time prescribed in 7.1 above. In case the Allottee fails to take possession within the time provided in clause 7.1 such Allottee, without prejudice to Allottee's other obligations and consequences under this Agreement and without prejudice to Promoter's other legal rights and remedies shall continue to be liable to pay maintenance charges as applicable, and the Bungalow thereafter will be at the risk and consequences of Allottee.

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

8. The Allottee shall use the Bungalow or any part thereof or permit the same to be used only for purpose of residence.

9.1 Within 15 days after notice in writing is given by the Promoter to the Allottee that the Bungalow is ready for possession, use and occupancy, the Allottee shall be liable to bear and pay the proportionate share of outgoings in respect of the Lands described in the First Schedule hereunder written being Project Land, 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 Lands shown in the First Schedule hereunder written being Project Land. Until the Society is

formed, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined by Promoter. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution as may be fixed by the Promoter towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and will be used towards outgoings. Accumulated surplus, if any will be finally transferred to the Society. Deficit if any, will be made good by the Allottee.

10. Over and above the amounts mentioned in the Agreement to be paid by the Allottee, the Allottee shall on or before delivery of possession of the said Bungalow/premises shall pay to the Promoter such proportionate share of the outgoings as may be determined by the Promoter and which are not covered in any other provisions of this agreement.
11. The Allottee shall pay to the Promoter or to its order such amount as may be fixed by the Promoter for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the Society or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance and other documentation work.
- 12.(1) The Promoter and Allottee in the matter of legal documentation work of transfer and vesting of the Bungalow, common areas and facilities, etc. will be guided by the Attorney-at-Law or Advocate to the Project. The final transfer and vesting document/s – Sale Deed/s– Conveyance of the Bungalow in favour of the Allottee, common areas and facilities, etc. to be handed over to the association of allottees, Society, will be prepared by the Attorney-at-Law or Advocate to the Project in accordance with the terms of this Agreement and applicable provisions of the said Act, rules, regulations, policy and guidelines that may be framed there under. The Allottee shall pay stamp duty, registration charges and all other cost, charges and expenses, that may be required to be paid, spent or incurred with respect to the Sale Deed / Conveyance of the Bungalow in favour of the Allottee.
- (2) If the legal transfer documents involve registration of conveyance, of common areas, spaces, amenities, as per Township rules, regulations, etc. The Allottee shall pay to the Promoter, the Allottee's share of stamp duty and registration charges on such conveyance or any document or instrument of transfer.
13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER :

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

- i. The Promoter as the Owner has clear and marketable title with respect to the Project Land; and has the requisite rights to carry out development upon the Project Land and also has actual, physical and legal possession of the Project Land for the implementation of the Project.
- ii. The Promoter has lawful rights and requisite approvals from the Competent Authorities to carry out development of the said Project of Scheme **Shine** and shall obtain requisite approvals from time to time to complete the development of the Project.
- iii. There are no encumbrances upon the Project Land or the Project.
- iv. There are no litigations pending before any Court of Law with respect to the Project Land or Project.
- v. All approvals, licenses and permits issued by the competent authorities with respect to the said Scheme **Shine** being part of the Project, on the lands shown in the First Schedule hereunder written i.e. Lands for Scheme **Shine**, and said Bungalow 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 Scheme **Shine** and Bungalow shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to said Scheme – **Shine** and the said Bungalow.
- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected.
- vii. The Promoter has not entered into any further development agreement or any other agreement / arrangement with any person or party with respect to the said Scheme **Shine** on Project Land, including the Project and the said Bungalow which will, in any manner, affect the rights of Allottee under this Agreement;
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Bungalow to the Allottee in the manner contemplated in this Agreement.

- ix. the Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Project of Scheme **Shine** to the competent Authorities till the date of receipt of B.U. Permission.
 - x. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of said Lands Scheme – **Shine** and/or the Project.
14. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Bungalow may come, hereby covenants with the Promoter as follows :-
- i) To maintain the said Bungalow at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Bungalow is taken and shall not do or suffer to be done anything in or to the Bungalow which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the or any part thereof without the consent of the local authorities, if required.
 - ii) Not to store in the Bungalow any goods which are of hazardous, combustible or dangerous nature.
 - iii) To carry out at his own cost all internal repairs to the said Bungalow and maintain the Bungalow in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything, which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
 - iv) Not to demolish or cause to be demolished Bungalow 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 Bungalow or any part thereof, nor any alteration in the elevation and outside colour scheme of the Bungalow and shall keep the portion, sewers, drains and pipes in the Bungalow and the appurtenances thereto in good tenantable repair and condition.

- v) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Project and other bungalows, or whereby any increased premium shall become payable in respect of the insurance.
- vi) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Bungalow in the common areas, roads and common portions of the Project.
- vii) Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the Project / Township in which the Bungalow is situated.
- viii) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of use of the Bungalow by the Allottee for any purposes other than for purpose for which it is sold.
- ix) The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Bungalow until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up and permission is granted by the Promoter / Society. The condition that may be imposed for grant of permission shall be binding upon Allottee.
- x) The Allottee shall observe and perform all the rules and regulations which the Society 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 Township / Project and generally for the common object and purposes, 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 Allottee shall also observe and perform all the stipulations and conditions laid down by the Society / Apex Body/Federation regarding the occupancy and use of the Bungalow in the Project / Township and shall pay and contribute regularly and punctually towards the taxes, expenses maintenance or other out-goings in accordance with the terms of this Agreement.

- xi) The Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Bungalow or any part thereof to view and examine the state and condition thereof. The Allottee shall without delay, at his cost and expenses carry out and want or defects pointed out to Allottee.
- xii) The Allottee shall permit the Promoter / Society and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Project Land or any part thereof to view and examine the state and condition thereof and do all such work, matters and things the Promoter may for the purposes of Project or Township or otherwise may deem fit.
- xiii) "Bungalow" shall mean the self contained construction of residential Bungalow with related land, more particularly described in Second Schedule hereunder written and only related FSI used for the same.
- xiv) The Allottee shall, at all times, abide by and be entitled to only Floor space Index (FSI) which has been utilized for construction of Bungalow. The Allottee shall not be entitled to ask for any further FSI or carry out any more additional or further construction and shall not make any alterations or changes in construction or design thereof.
- xv) The Consideration and/or transaction covered by this Agreement may at present or in future become liable to tax, cess, duty, etc. under any direct or indirect tax laws or similar other laws, by reason of any law or on account of by judicial pronouncement or any amendment to the Constitution or enactment or amendment of any other law, Central or State, or otherwise for any inputs of materials or equipments used or supplied in execution of or in connection with this transaction, the same shall be payable by the Allottee on demand at any time, over and above the Consideration.
- xvi) The consideration – price of the Bungalow is one compact and composite consideration – price. The Allottee shall not be entitled for any running or final bill or estimate of land contribution, construction contribution, common development or any other separate detailed particulars of the Consideration. However, the Promoter for relevant purposes of accounting or other requirements may split the same into different components for different account purpose.
- xvii) If the Allottee shall desire to obtain housing loan from any financial institution / bank (the "Institution") to be

disbursed as per progress of the work or otherwise, by the Institution directly to the Promoter, the Promoter will be entitled to claim and receive such payment directly from the Institution and the Allottee hereby give irrevocable consent for the same to Promoter and Institution. Such disbursements made by the Institution to the Promoter shall be debited by Institution to his housing loan account and to be received by Promoter towards the Consideration and other amounts to be received under this Agreement.

- xviii) All right, title and interest of the Allottee is restricted to and to be read, understood and interpreted in relation to the Said Bungalow only, and all other constructed/covered or un-covered open spaces/areas/portions, open margin lands, infrastructure, developments, amenities, facilities & services shall belong to the Promoter except land specifically allowed for occupation and enjoyment to the Allottee and subject to right of the Allottee to use amenities, facilities and services that may be reserved for common use of all Allottees of the said Scheme – **Shine** being the Project and developed / to be developed on the lands described in the First Schedule hereunder written and not specifically given to the Allottee or any Allottees of the Project.
- xix) The Allottee, with respect to the Common Amenities and the Township Infrastructure shall have the right to use and enjoy the same and such of them in such manner as may be rendered, administered and controlled by the Promoter / O & M Company / Service Society.
- xx) The said Township of which the said Project forms part of also includes other multistoried residential apartments, Bungalows, retail malls, club, parks, play grounds, commercial development, etc. The Project work to fully and finally complete will extend beyond the handing over of the Bungalow to the Allottee and the work of implementation and completion of the Project and said Township in general will be in progress and continuing. The Allottee will not raise any dispute or grievance as inconvenience, discomfort, nuisance or annoyance for such progress and continuation of the work nor shall make any claim in respect thereof. The Allottee agrees to extend his all co-operation in completion of the Project and the said Township in general and for the related work, sales, marketing, etc.
- xxi) The over-all control and management of the said Township, implementation thereof, power to sell the Bungalows and other premises all and every other related matters, in general shall be that of the Promoter and the

decision of the Promoter in all related matters shall be final and binding upon the Allottee herein and all other Allottees in the said Township.

- xxii) The Promoter / O & M Company / Service Society or any other Estate Management Agency ("EMA") under authority or agreement with Promoter / O & M Company / Service Society will set up rules and regulations for the said Township pertaining to allocation, distribution, management, use, occupation, enjoyment, maintenance, repair, reconstruction, renovation or replacement of the Common Amenities and/or Township Infrastructure to be applicable to the Allottee in such manner as may be decided by it. The same shall be binding upon the Allottee.
- xxiii) Any arrangement that may be worked out for the matters relating to the Common Amenities and the Township Infrastructure, including fixing of Project Maintenance Charges, Township Infrastructure Maintenance Charges, rules and regulations regarding use, occupation and enjoyment of the Common Amenities and the Township Infrastructure, and other matters and things of common interest, by the Promoter shall be binding upon the Allottee.
- xxiv) The Developer may make such variation, changes, additions, omissions or alterations in the said Project or Township which shall not adversely affect the Bungalow.
- xxv) As regards use of the Bungalow, the Allottee agrees that
 - i) The Allottee shall not use the Bungalow or permit the same to be used for any purpose, other than residence, which may or is likely to cause nuisance or annoyance to other occupiers of the said Township or is illegal, immoral or is prohibited by law.
 - ii) The Allottee will not use or permit to be used the Bungalow or any part thereof for commercial purpose, including without limitation, hotels, restaurants, eatery, dairy, club, gymkhana, consultation, nursing home or hospital, laboratory, video game parlor, beauty parlor, cyber cafe, tuition and coaching classes, garage, services and repair of vehicles, office of the trade union or political parties or to put any hoarding, neon-sign lights, advertisement or tower on any part / wall (exterior and/or interior) of the Bungalow, Terrace or open land.

- xxvi) The Allottee shall ensure that any document required to be signed by the Allottee is to be returned to the Promoter immediately without any delay on the receipt of such document by the Allottee, duly signed at all places marked for signatures.
 - xxvii) The right and interest of Allottee is limited to said Bungalow and Floor Space Index (FSI) referring to construction of such Bungalow. All and every balance FSI, additional FSI, floating FSI, transferable FSI, or any right to purchase additional FSI as per or under the Township Regulations, Regulatory Provisions or generally available shall belong to the Promoter and may be used in any development in Township or any other place. However the promoter shall not entitle to claim future FSI or terrace right of and in the said scheme namely **SHINE** once the Building Use Permission (BUP) of said scheme of the township is obtained.
15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-Operative Society or Association or Company or towards the outgoings, legal charges and shall utilize the amounts only for the purpose for which they have been received.
 16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Bungalow or any part thereof. The Allottee shall have no claim save and except in respect of the Bungalow hereby agreed to be sold to him/ her/them and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the same is transferred as hereinbefore mentioned in accordance with said Act, rules and regulations that may be framed thereunder.
 17. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:

After the Promoter executes this Agreement he shall not mortgage or create a charge on the Bungalow and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Bungalow.
 18. The Allottee has confirmed that, the Promoter had forwarded this Agreement for Sale to him/her/them and he/she/they has/have thoroughly read these presents and has/have fully understood each and every details, contents, terms and conditions thereof. The Allottee has fully agreed and consented with each and every

details, contents, terms & conditions of this Agreement for Sale and put his/her/their initials on every page thereof. The Allottee has/have further confirmed that, upon his/her/their request, the Promoter has executed these presents.

19. ENTIRE AGREEMENT:

This Agreement, along with its schedules and annexures, constitute the entire Agreement between the Parties with respect to the subject matter hereof.

20. RIGHT TO AMEND:

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

21. PROVISIONS OF THIS AGREEMENT APPLIABLE TO ALLOTTEE/SUBSEQUENT ALLOTTEES:

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

22. SEVERABILITY:

The Model form of Agreement for Sale proposed by the Government of Gujarat under the Rules framed by it under the said Act has been adopted, and has been modified to incorporate the agreement and terms agreed upon between the Promoter and Allottee, being this Agreement. The parties hereto accept the same. However, if any provision of this Agreement shall be determined to be void or unenforceable under the said Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to said Act or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

23. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other allottee(s) in Scheme – **Shine** Project, the same shall be in proportion to the

net area of the land related to Bungalow to the total area of all the land for scheme – **Shine** being Project Land and described in First Schedule hereunder written, or carpet area of the Bungalow to the total Carpet Area of all bungalows in the Project as the case may be.

24. FURTHER ASSURANCES :

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

25. PLACE OF EXECUTION :

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, and after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence, this Agreement shall be deemed to have been executed at Ahmedabad.

26. WAIVER :

Any delay by the Promoter in enforcing the terms of this Agreement or any forbearance or giving time to the Allottee shall not be considered as a waiver on the part of the Promoter of the Allottee nor shall the same in any manner prejudice the remedies of the Promoter.

27. SURVIVAL :

Termination of this Agreement (a) shall not relieve the Allottee of any obligations herein which expressly or by implication survives termination hereof, and (b) except as otherwise provided in any provision of this Agreement expressly limiting the liability of the Allottee, shall not relieve the Allottee of any obligations or liabilities for loss or damage to the Promoter arising out of or caused by acts or omissions of the Allottee prior to the effectiveness of such termination or arising out of such termination.

28. REGISTRATION :

The Allottee and/or Promoter shall present this Agreement as well as the conveyance/assignment at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter / Allottee as the case may be will attend such office and admit execution thereof.

29. NOTICES:

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

_____	(Name of Allottee)

_____	(Allottee's Address)

_____	Notified E-mail
SHRINIVAS ORGANISOR PVT. LTD.	Name of Promoter
206, 2nd Floor, Ratnadeep Complex,	
Opp. Amrish Parikh Hospital,	
Old High Court Road, Navrangpura,	
Ahmedabad	(Promoter's Address)
contact@supercityproject.com	Notified E-mail

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

30. JOINT ALLOTTEES:

- 30.1 That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.
- 30.2 In case the Allottee is joint, the first named Allottee alone will be able to represent their interest and other joint Allottee shall not have any independent or separate voice/rights.
- 30.3 All consents, confirmations etc. if and when required of the joint Allottee, the same shall be deemed to have been sufficiently given and received from the first of such joint Allottee. However, it has been agreed that for the purpose of the sale, mortgage,

transfer, rent/lease/leave and license, etc. the signatures of the all the joint Allottees shall be required.

30.4 Further, the liabilities, responsibilities, obligations, under this Agreement shall be joint and several of the joint Allottees. All notices, communications, etc. may be addressed by the Promoter to the first of such joint Allottee.

30.5 The Allottee inter-se shall not be entitled to subdivide the said Bungalow, the intent being the said Bungalow shall stand in the names of the joint Allottees as one single unit.

31. STAMP DUTY AND REGISTRATION :

The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee.

32. DISPUTE RESOLUTION :

Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

33. GOVERNING LAW :

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

34. NAME OF PROJECT :

The Scheme shall always be known as **SHINE** and this name shall not be changed without the express written permission of the Promoter. However, the Promoter may change the name of the Scheme at any time.

35. ADVERTISEMENT

The Promoter has declared and announced its scheme by issuing brochures and publishing in different mediums. It has been agreed that if anything agreed upon as recorded herein is inconsistent with what has been advertised as aforesaid, what is agreed upon herein shall prevail.

36. FOREIGN REMITTANCES :

The Allottee agrees that in respect of any remittances, or transfer of money is attracted by the provisions of Foreign Exchange

Management Act, 1999 or statutory enactments or amendments thereof and rules and regulations of Reserve Bank of India or any other applicable law shall be the sole responsibility of the Allottee, and all concerned. The Promoter accepts no responsibility in respect thereof.

37. NO POSSESSION:

No possession of the said Bungalow before or at the time of execution of this agreement is handed over by the Promoter, and such possession will be handed over only at the time as provided under the terms hereof.

IN WITNESS WHEREOF the Owner / Promoter hereunto has set and subscribed its hand and seal the day and year first hereinabove written.

:-THE FIRST SCHEDULE ABOVE REFERRED TO:-
(Description of Lands for Scheme – **SHINE**)

ALL THOSE pieces and parcels of lands or grounds, hereditaments and premises situate at Santej (sim), Taluka Kalol, in the Registration District Gandhinagar and Sub District Kalol, bearing Block Numbers and Area as per particulars below.

Sr. No.	Block Nos.	Area in Sq.Mtrs.
1	1117 / Paiki 1 Paiki	19022.00
2	1119 Paiki	240.00
3	1120 Paiki	213.00
4	1121 Paiki	363.00
5	1124 Paiki	383.00
6	1125 Paiki	32.00
7	1130	4733.00
8	1131 Paiki	6517.00
9	1132 Paiki	3572.00
10	1135 Paiki	5027.00
11	1136 Paiki	2747.00
12	Naliya Road Land	1013.00
	TOTAL	43862.00

:-THE SECOND SCHEDULE ABOVE REFERRED TO:-

ALL THAT **Bungalow No.**_____ of Scheme **Shine** of Super City Township, having construction area of _____ **Sq.Mtrs.** equivalent to _____ **Sq.Yds.** **Carpet area** and Balcony / Varandah area of _____ **Sq.Mtrs.** equivalent to _____ **Sq.Yds.** and _____ **Sq.Mtrs.** equivalent to _____ **Sq.Yds.** of **Super built up area**, with related land area _____ **Sq.Mtrs.** (Net area for exclusive use

of Allottee) and _____ **Sq.Mtrs.** of undivided share in common areas aggregating to _____ **Sq.Mtrs.** and the said Bungalow with related land area is delineated with red colour boundary line on the plan annexed **(Annexure-B)** herewith. Parking is covered in Land Area.

The said Unit / Bungalow No. _____ is bounded as follows :

On the East by :
On the West by :
On the North by :
On the South by :

The said property is constructed / to be constructed on the land forming part of **Block No.**_____.

:-THE THIRD SCHEDULE ABOVE REFERRED TO:-
(Details of common areas and facilities)

SIGNED, SEALED & DELIVERED
BY THE WITHIN NAMED OWNER
- SHRINIVAS ORGANISORS
PRIVATE LIMITED through its
Director / Authorized Signatory Mr. _____
Yagnesh Kanchanbhai Patel, in the
presence of :-

1. _____

2. _____

ANNEXURES

ANNEXURE “A”

(Authenticated copy of Real Estate Regulatory
Authority Certificate)

ANNEXURE “B”

(Authenticated copy of plan and specifications of Bungalow)

ANNEXURE “C”

(Details of fixtures and fittings
with flooring, sanitary fittings and amenities)

Schedule as per Sec.32-A of the Registration Act, Signatures,
Photographs & Thumb Impression of Owner / Promoter and Purchaser-
Allottee

=====

OWNER / PROMOTER

Shri Yagnesh K. Patel
Director / Authorized Signatory
of Shrinivas Organisers
Private Limited

L.H.T.I. of
Shri Yagnesh K. Patel

ALLOTTEE

L.H.T.I. of