



सत्यमेव जयते

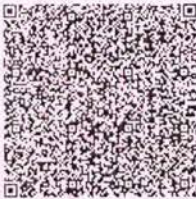
INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Reg. N. 448
Date: 13/01/2023

Certificate No. : IN-GJ91388292142630V
Certificate Issued Date : 13-Jan-2023 12:26 PM
Account Reference : IMPACC (SV)/ gj13155804/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1315580410687078090629V
Purchased by : RAJUBHAI
Description of Document : Article 14 Bond
Description : AFFIDAIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : Jitendra Chhaganlal Doshi
Second Party : Not Applicable
Stamp Duty Paid By : Jitendra Chhaganlal Doshi
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



JD 0026214667

Stamping Area

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The burden of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.



p certificate can be verified at www.shcilestamp.com, Stock Holding mobile application "EStamping" or at Stock Holding Branch/ Centre (the details of which are available at www.stockholding.com).

- Any alteration to this certificate renders it invalid and would constitute a criminal offence.
- Kindly contact Stock Holding Branch / Centre in case of discrepancy.
- For information related to e-Stamping you may write to us on our email id estamp.ahmedabad@stockholding.com or visit our Branch/Centre.

સુચના

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો www.shcilestamp.com દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઈસ્ટેમ્પિંગ" મોબાઈલ એપ્લિકેશન અથવા સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર (જેની વિગતો www.stockholding.com પર ઉપલબ્ધ છે) પર જઈ ને ચકાસી શકાય છે.
- આ પ્રમાણપત્રમાં કરેલ કોઈપણ ફેરફાર અમાન્ય છે અને તે ફોજદારી ગુનો બને છે.
- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રમાં કોઈપણ વિસંગતતા જણાય તો સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર પર સંપર્ક કરવો.
- ઈ-સ્ટેમ્પિંગ સંબંધિત જાણકારી માટે અમને estamp.ahmedabad@stockholding.com પર ઈ-મેઈલ કરવો અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.



Affidavit cum Declaration for Annexure "A"

AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON
AUTHORISED BY THE PROMOTER FOR ENTERED INTO AGREEMENT BETWEEN
PROMOTER AND ALLOTTEES (S)

Affidavit cum declaration of, Promoter of project / duly authorized by promoters of **NAVPAD REALTY** of the Project Name: "**BROADWAY SKYCOURT**" OLD R.S NO.-95, BLOCK NO. - 103, 103 Paiki 1, F.P NO. -38, T.P- 1 (SEVASI), O.P NO.-49/1, Total Area of under Layout: **4481.00 Sq.Mts.** Admeasuring Net Area of Planning: **4029.95 (Sq.Mts.)**, Mouje Village **SEVASI, VADODARA**, Taluka. **VADODARA**. Vide its/his/her/their authorization dated **12/01/2023**

I / We **Mr. JITENDRA CHHAGANLAL DOSHI** Promoter of above said proposed / duly Authorized by the promoters of **NAVPAD REALTY ("BROADWAY SKYCOURT")** of the above said proposed project do hereby solemnly declare, undertake and state that,

I / We promoter / duly Authorized by the promoter of the above propose said project duly enter and execute "Annexure-A" Prescribe in the Gujarat Real Estates (Regulation and Development General) Rules, 2017 for "Agreement to be entered into between Promoter and allottee(s) (see rule 9)".



Mr. JITENDRA CHHAGANLAL DOSHI

Deponent



BEFORE ME

GIRISH N. THAKKAR
Notary (Govt. of Gujarat)
13/01/2023

ANNEXURE-'A'

(See Rule 9 of The Gujarat Real Estate (Regulation
And Development) (General) Rules Act, 2017)

RERA Registration No. _____

AGREEMENT FOR SALE

This Agreement made at Vadodara on this _____ (____ day of _____ in
the year _____)

PROMOTOR / FIRST PART :-

M/S. NAVPAD REALTY (PAN No. AASFN7220M) a partnership firm
having its place of business at 394 BROADWAY PRIDE Nr. Priya Tolkies,
30 Mtr. Dandia Bazar Bhayli Road, Sevasi T.P.-01, Sevasi Vadodara and
represented by its partners: RAJAN JITENDRA DOSHI (PAN No.
AQFPD6001K, Aadhaar No. 5772 6553 1506), aged about adult ,
occupation agriculture and business, residing at : A-401 Vitrag Residency,
Nr. Pranavpuri Tower, Natubhai Circle, Race Course, Vadodara-390007,;

(Hereinafter referred to as "the Promoter of the First Part. Which expression
shall mean and include all its present and further partners their heirs,
successors, legal representatives, executors, administrators & assignees etc.)

And

ALLOTTEE(S) / SECOND PART :-

1. Shri _____, aged about _____ years, Occupation
_____, (PAN No. _____ Aadhaar No.
_____) Residing at: _____,
2. Shri _____, aged about _____ years, Occupation
_____, (PAN No. _____ Aadhaar No.
_____) Residing at: _____,

(Herein after referred to as "the Allottee(s)" of the Second Part.
Which expression shall mean and include all heirs, successors, legal
representatives, executors, administrators & assignees etc.)

- A. Whereas the Original land owner Shri Nitesh Maganbhai have sold
the project land to M/S. NAVPAD REALTY i.e. the present promoter
by registered sale deed. No. dated The name
of promoter has been entered in revenue record on the basis of said
sale deed by mutation entry No. dated

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At present land is standing in the name of the promoter in revenue record. The promoters M/S. NAVPAD REALTY is lawful owner of the said project land. The said project land which is more particularly described in the First Schedule hereunder written (hereinafter referred to as "the project land"). Thus the promoter has become lawful owner of the said project land and promoters have actual, physical, vacant, and peaceful possession of said project land. The title of the said project land is clear and marketable.

- B. For above said project land non Agriculture use for Multi purpose given by Shri collator saheb of vadodara by Order no.955/19/18/032/2022 Dt.28.06.2022 & No. 956/19/18/032/2022 Dt.28.06.2022 dated – 28.06.2022
- C. For above said project land permission for construction received from vadodara mahanagar seva sadan (Vadodara Mahanagarpalika) by Rajachitthi No. Word/09/HB-63/2022-2023, dated – 18.10.2022 and as per above permission Broadway Skycourt Project is organized.
- D. AND WHEREAS the Promoter has proposed to construct on the project land named Broadway Skycourt having Basement (parking) + Ground Floor (Shops & parking) + First Floor (Shops) + Second Floor (Service Area / For Above Floor Unit Only) + Third To Thirteen Floor (Residential Flats Tower –A 22 Flats, Tower-B-22 Flats, Tower-C 22 Flats) & Stair / lift Cabin of total 112 units & as per approved layout plan with provision of parking in basement and in open area & covered Area at ground level.
- E. AND WHEREAS the Allottee is offered an Unit bearing Number _____ on _____ Floor of _____ Tower (hereinafter referred to as the said "Unit") in the said the Building called 'BROADWAY SKYCOURT' (hereinafter referred to as the said "Building") being constructed in the said project, by the Promoter.
- F. AND WHEREAS the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Ahmedabad vide Registration No. _____; authenticated copy is attached in Annexure 'B';
- G. AND WHEREAS by virtue of the ownership right the Promoter has sole and exclusive right to sell the unit in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s with the allottee(s)/s of the unit to receive the sale consideration in respect thereof.
- H. 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 Architect Shri Shourya Patel of Vadodara and of such

For, NAVPAD REALTY


PARTNER

other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made there under and the Allottee is satisfied in respect of the same.

- I. AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Units are constructed or are to be constructed have also been inspected by the Allottee and is satisfied in respect of the same.
- J. AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority has been inspected by / maybe the Allottee. Along with all floor plans with internal change to be / maybe done by promoter for better use of building & promoter has explained the allottee about details & description of sold property shown in schedule A is as per layout with any internal change done by promoter & allottee is fully satisfied with this.
- K. AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project has also been inspected by the Allottee.
- L. AND WHEREAS the authenticated copies of the plans and specifications of the Unit agreed to be purchased by the Allottee has been annexed and marked as Annexure A.
- M. AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.
- N. AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.
- O. AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

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- P. AND WHEREAS the Allottee has applied to the Promoter for allotment of an Shop/Flats No. _____ on _____ floor of _____ Tower of the said Project.
- Q. AND WHEREAS the carpet area of the said Unit is _____ Square Meters and "carpet area" means the net usable floor area of an Unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah and exclusive open terrace area but includes the area covered by the internal partition walls of the unit. With internal change done by promoter for better use of building
- R. AND WHEREAS, the Parties relying on the confirmations, representations and assurance of such other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;
- S. AND WHEREAS prior to the execution of these presents are Allottee has paid to the Promoter a sum of Rs. _____ (Rupees _____) only, being part payment of the sale consideration of the Unit agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay the Promoter the balance of the sale consideration in the manner hereinafter appearing.
- T. AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Unit with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.
- U. 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 (Unit) with right of parking in common parking area as per mutual understanding and management done by Promoter as per point No. _____ excluding allotted parking space to any other allottees by promoter of the said project.

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

1. The Promoter shall construct commercial & residential building in the project named 'BROADWAY SKYCOURT' having Basement (parking) + Ground Floor (Shops & parking) + First Floor (Shops) + Second Floor (Service Area For Above Floor Unit Only) + Third To Thirteen Floor (Residential Flats Tower -A 22 Flats, Tower-B-22 Flats, Tower-C 22 Flats)

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& Stair / lift Cabin of total 112 units & as per approved layout plan with provision of parking as per promoter arrangement in basement and in open area & covered Area at ground level. On the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Unit of the Allottee except any alteration or addition required by any Government authorities or due to change in law. or promoter may do internal change as per Allottee (s) requirement and as per arrangement of any common amenities as per instruction of consultant.

- 1(a)(i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Shop/Flats No. _____ on _____ Floor in _____ Tower in the building 'BROADWAY SKYCOURT' (hereinafter referred to as "the Unit") of carpet area admeasuring _____ sq. meters, Balcony / wash Area of _____ Sq.Mtr. for the consideration of Rs. _____ including Rs. _____ being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith. (The price of the Unit including the proportionate price of the common areas and facilities and parking spaces should be shown separately).
- (ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee terrace having area admeasuring _____ sq. meters/sq. feet forming part of the Unit for the consideration of Rs. _____ /-.
- (iii) For promoter have made parking arrangement for commercial and residential unit separately as per point no. **M (i)** & allottee is agreed for the same and allottee will pay accordingly
- 1(b) The total aggregate consideration amount for the Unit mentioned herein above from clause 1 a (i) to (iii) is thus Rs. _____ /-.
- 1(c) The Allottee has paid on or before execution of this agreement a sum of Rs.- _____ (Rupees _____ only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs. _____ (Rupees _____) in the following manner:-

- i. Amount of Rs.- _____ (not exceeding 30% of the total consideration) to be paid to the promoter within one month before / on execution of this agreement.
- ii. Amount of Rs.- _____ (not exceeding 45% of the total consideration) to be paid to the promoter on completion of the Plinth of the Building or wing in which the said Apartment / Flats is located.
- iii. Amount of Rs.- _____ (not exceeding 70% of the total consideration) to be paid to the promoter on completion of the slabs including podiums and stilts of the Building or wing in which the said Apartment / Flats is located. in equal part of % for each for flats and for shop (not exceeding 70% of the total consideration) up to First Floor top Slab.
- iv. Amount of Rs.- _____ (not exceeding 75% of the total consideration) to be paid to the promoter on completion of the walls, internal plaster, flooring doors and windows of the said Apartment / Flats is located.
- v. Amount of Rs.- _____ (not exceeding 80% of the total consideration) to be paid to the promoter on completion of the Sanitary fittings, - staircase, lift wells, lobbies up to the floor level of the said Apartment / Flats.
- vi. Amount of Rs.- _____ (not exceeding 85% of the total consideration) to be paid to the promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing of the building or wing in which the said Apartment / Flats is located.
- vii. Amount of Rs.- _____ (not exceeding 95% of the total consideration) to be paid to the promoter on completion of the lifts, water pumps, electrical fittings, electro. mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment / Flats is located.
- viii. Balance Amount of Rs.- _____ amount and at the time of handing over of the possession of the Apartment / Flats to the Allottee on or after receipt of occupancy certificate.

Promoter have informed above general terms of payment to the allottee but on request and requirement of allottee to make payment as per following schedule to promoter and promoter has accepted that schedule. Allottee will make payment as per following schedule

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- 1(d) The total price as stated above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Unit, which shall be separately payable by the Allottee in the manner as may be decided by the Promoter. VMSS corporation house tax will be born by allottee only whether sale deed of the unit is executed or not, possession is taken or not due to allottee personal circumstances for payment etc.
- 1(e) The total price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclosed the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.
- 1(f) The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottee by discounting such early payment @ MCLR+2% per annum for the period by which the respective installment has been proponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.
- 1(g) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty five days with annual interest at the rate of MCLR+2 %, 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 the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

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

Note: Each of the installments mentioned in the sub clause (ii) and (iii) shall be further subdivided into multiple installments linked to number of basements/podiums/floors in case of multi-storied building/wing. as per point no.1(c)(iii) for shops and Flats separately

- 1.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Unit to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Unit.
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 Unit to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate of the completion certificate or both, as the case may be. Similarly, the Allottees shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1 (c) herein above ("Payment Plan").
3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 8065.80 square meters only and Promoter has planned to utilize Floor Space Index of 12098.70 square meters by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification of Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 12096.79 square meters as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Unit based on the proposed construction and sale of Units to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

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- 4.1 If the promoter fails to abide by the time schedule for completing the project and handing over the Unit 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 **MCLR+2% per annum**, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest at the rate of **MCLR+2% per annum**, on all the delayed payment which become payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoter.
- 4.2 Without prejudice to the right of Promoter to charge interest in terms of Sub Clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee committing three defaults of payment of installments, the Promoter shall at his own option, may terminate this agreement.

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

And there after the right of Allottee(s) to purchased said unit will automatically stand cancelled without any further notice for the same and the promoter will be at liberty to sell the said unit to anybody. The allottee (s) will be entitled to only get 75 % amount paid by him up to that date to the promoter with minimum deduction of rupees 3,00,000 against administration & legal expenses.

Provided further that if the allottee requests the promoter for cancellation of the booking / termination of this Agreement for any reason without any fault on the part of the promoter, then the promoter shall refund to the Allottee (subject to adjustment and recovery by promoter of about 25% of paid amount by allottee or minimum deduction of rupees 3,00,000 against administration & legal expenses) as and when the said Unit is re-sold to another allottee, the Installments of sale consideration of the Unit which may till then have been paid by the Allottee to the Promoter. In such circumstances the promoter shall not be liable to pay any interest to the allottee.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with brand, or price range

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

6. The Promoter shall give Possession of the Unit to the Allottee on or before 15/12/2028. If the promoter fails or neglects to give possession of the Unit to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Unit with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

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

- (i) War, civil commotion or act of god:
- (ii) any notice, order, rule, notification of the government and/or other public or competent authority/court.

- 7.1 Procedure for taking possession: The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the Unit, to the Allottee in terms of this Agreement to be taken within 3 (three months from the date of issue of such notice and the Promoter shall give possession of the Unit to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of Allottees, as the case maybe. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the project.

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

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

- 7.4 If within a period of five years from the date of handing over the said unit / after getting occupation certificate to the Allottee, the Allottee

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brings to the notice of the Promoter any **structural defect** in the said unit or the building in which the said unit are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect or defects in the manner provided under the Act, provided 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.

And promoter shall not be liable for any defect due to (i) any addition alteration in structure/ toilet/ water proofing work etc. in said unit or in adjoining /upper unit. (ii) negligent & improper use of property. (iii) manufacturing warranty of any fixture and equipment expires defect liability period. (iv) non renewal of AMC contract for any particular equipment or system during defect liability period like pump/ motor/ lift/ CCTV camera/ firefighting equipment/ plumbing fixture/ generator etc. (v) any defect like hair crack in wall / plaster due to variation in atmospheric temperature by more than 20 c. (vi) over loading to any structure (vii) seepage due to doing of construction for water retaining structure or toilet on non water proofing surface.

8. The Allottee of shop/flats shall use the Unit or any part thereof or permit the same to be used only for purpose of commercial & residential respectably He shall use the garage or parking space only for purpose of keeping or parking vehicle.
9. The Allottee along with other Allottee(s) of Units, in the building shall join in forming and registering the Society or Association or a limited Company to be known by such name as the Promoter may decide for separately commercial & residenceal park and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or association or limited company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organization of Allottee. No objection shall be taken by the Allottee if any, changes or modification are made in the draft bye-laws, or the memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other competent authority.
- 9.1 Within 15 days after notice in writing is given by the Promoter to the Allottee that the Unit is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in

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proportion to the carpet area of the Unit) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or government, water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the society or limited company is formed, the allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the promoter provisional monthly contribution of Rs. 20.00 per Sq.Mt. of carpet area per month towards the outgoings. The amounts so paid by the Allottee to the Promoter Shall not carry any interest and remain with the Promoter until the same is transferred to the society or the association or the limited company as aforesaid.

10. Over and above the amounts mentioned in the agreement to be paid by the Allottee, the Allottee shall on or before delivery of possession of the said premises shall pay to the Promoter and which are not covered in any other provision of this Agreement.
11. The Allottee shall pay to the promoter a sum of Rs. 20 per Sq.Mt. of carpet area for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.
12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the allottee shall pay to the promoter, the Allottees' share of stamp duty and registration charges payable, by the said society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said building/ wing of the building At the time of registration of conveyance or Lease of the project land, and the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex body or Federation on such conveyance or lease of any document or instrument of transfer in respect of the structure of the said land to be executed on favour of the Apex Body or federation.
13. **REPRESENTATIONS AND WARRANTIES OF THE PROMOTER**
The promoter hereby represents and warrants to the Allottee as follows:
 - i. The promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development

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- upon the project land and also has actual, physical and legal possession of the project land for the implementation of the project;
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the project and shall obtain requisite approvals from time to time to complete the development of the project.
 - iii. There are no encumbrances upon the project land or the project except those disclosed in the title report;
 - iv. There are no litigations pending before any Court of Law with respect to the project land or Project except those disclosed in the title report;
 - v. All approvals, licenses and permits issued by the competent authorities with respect to the project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, building/wing and common areas;
 - vi. The Promoter has the rights to enter into this agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
 - vii. The promoter has not entered into any agreement for sale and/or development agreement or any other agreement/ arrangement with any person or party with respect to the project land, including the project and the said Unit 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 Unit to the Allottee in the manner contemplated in this Agreement;
 - ix. At the time of execution of the conveyance deed of the structure to the association of Allottees and the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the structure to the association of the Allottees;
 - x. The promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
 - xi. No notice from the government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect to the project land and/or the project except those disclosed in the title report.

14. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hand the Unit may come, hereby covenants with the Promoter as follows:-

- i. To maintain the Unit at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Unit is taken and shall not do or suffer to be done anything in or to the building in which the Unit is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Unit is situated and the Unit itself or any part thereof without the consent of the local authorities, if required;
- ii. Not to store in the Unit any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Unit is situated or storing of which goods is objected to by concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Unit is situated, including entrances of the building in which the Unit is situated and in case any damage is caused to the building in which the Unit is situated or the Unit on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.
- iii. To carry out at his own cost all internal repairs to the end Unit and maintain the Unit in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building which the Unit is situated or the Unit which may be contrary to the rules and regulation and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. Not to demolish or cause to be demolished the Unit 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 Unit or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Unit is situated and shall keep the portion. Sewers, drains and pipes in the Unit 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 Unit 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 Unit without the prior written permission of the Promoter and/or the society or the Limited Company.

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- v. Not to do or permit to be done any act of thing which may render void or voidable any insurance of the project land and the building in which the Unit is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Unit in the compound or any portion of the project land and the building in which the Unit is situated.
- vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Unit is Situated.
- viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Unit 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 Unit until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.
- x. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Units 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 Allottee shall also observe and perform all the stipulations and conditions laid down by the Society Limited Company/Apex Body/Federation regarding the occupancy and use of the Unit in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.
- xi. The Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
- xii. The Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable

times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the 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 Units or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Unit hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the same is transferred as hereinbefore mentioned.
17. **PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:** After the Promoter executes this Agreement he shall not mortgage or create a charge on the Unit and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Unit.
18. **BINDING EFFECT:** Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.
19. **ENTIRE AGREEMENT :** This Agreement along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any,

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between the Parties in regard to the said Unit/building, as the case may be.

20. RIGHT TO AMEND: This Agreement may only be amended through written consent of the Parties.
21. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/SYBSEQUENT ALLOTTEES: It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the Unit, in case of a transfer, as the said obligations go along with the Unit for all intents and purposes.
22. SEVERABILITY : If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.
23. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT: Wherever in this Agreement it is stipulated that the Allottee has to made any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the Unit to the total carpet area of all the Unit in the Project.
24. FURTHER ASSURANCES: Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.
25. PLACE OF EXECUTION: The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in Vadodara 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 Vadodara.
26. The Allottee and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of

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registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

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

Name of Allottee	_____
Allottee's Address	_____
Notified Email ID	_____
Name of Promoter	M/s Navpad Realty
Promoter Address:	394 BROADWAY PRIDE, Nr. Priya Tolkies, 30 Mtr. Dandia Bazar, Bhayli Road, Sevasi T.P.-02, Sevasi Vadodara
Notified Email ID:	<u>broadwaygroup9@gmail.com</u>

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

28. **JOINT ALLOTTEES:** That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.
29. **Stamp Duty and Registration:-** The charges towards stamp duty and Registration of this Agreement shall be borne by the allottee.
30. **Dispute Resolution:-** Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the RERA Authority of Gujarat as per the provision of the Real Estate (Regulation and Development) Act, 2016. Rules and Regulations, there under.
31. **GOVERNING LAW:** That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Vadodara courts will have the jurisdiction for this Agreement.
32. In addition to the above amount of sale consideration, the allottee(s) shall have to pay the following charges and expenses for the said unit

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to the promoter before execution of sale deed / before taking possession & allottee is agreed for the same

- A. Rs.90/- per Sq.Ft. Of carpet Area for Shop & Rs. 30,000/- per Unit for 3BHK flats and Rs. 40,000/- per unit for 4BHK flats for Deposit, estimate and meter charges and electric infrastructure cost for Electric Connection
- B. Rs. 15,000/- as Legal Charges for drafting of documents & file charges for the said unit.
- C. After sale deed, allottee will have to apply for mutation entry in village Form No. 7/12 or property card which ever is applicable. If required, promoter will arrange for legal service for this purpose on payment of extra charges.
- D. For Shop Rs. 270/- per Sq.Ft. of carpet area and for 3BHK Flats per Unit Rs.1,50,000/- and for 4BHK flats per Unit Rs.2,25,000/- for maintenance deposited to raise sufficient fund for future maintenance of building to promoter and promoter will hand over this balance fund to formed society without any interest after excluding any expense done by promoter only when 80% unit are sold & promoter will not contribute any expense for maintenance of unsold unit & promoter is not liable to give any maintenance deposited of unsold unit allottee will also pay repairing maintenance charge for annual basis as may be fixed by the association / society from time to time looking to the requirement of fund to meet actual maintenance expenses from time to time in future. Allottee will also pay in advance before taking possession and before execution of sale deed Rs.1.50 per Sq.Ft. of carpet Area per month for initial two years or up to handing over charge to association / Society by promoter for his/her share in common maintenance charge.
- E. Allottee will pay Rs.180/- per Sq.Ft. of carpet Area Against Development Charge to promoter
- F. Stamp Duty and Registration charges for Agreement for sale, sale deed and will be borne by allottee(s) as per actual. Stamp Duty and Registration charges for mortgage deed, if any, will be borne by allottee(s) as per actual.
- G. The changes in exterior / elevation / common amenities are not permitted by the developer.
- H. Before hand over of possession of commercial units at the request and on demand of allottee, the promoter will carry out internal toilet and internal changes / modifications in the construction of the said unit on payment of extra cost for the same in advance.

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- I. Allottee(s) will become entitled to use and enjoy all the common amenities as per promoter arrangement of the said project only after hand over of possession of the said unit / unit to the allottee(s) by the promoter.
- J. Allottee of shop will put advertisement board and outdoor A.c. unit and allottee & resident will put outer A.C. unit as per standard design at particular location as per architect / Promoter instruction
- K. If sold unit of shop is used by allottee for Hotel/ Tution classes/ Banquet and any other purposes in which consumption of water and lift is more than other unit than he has to pay more maintenance charge other than other allottee (s) as per instruction of society and he has to take necessary permission for fire and /or drainage at his own cost from local authority if necessary and promoter is not liable for this permission. promoter will arrange main line of fire outside of particular unit allottee has to make fire point as per his/her requirement and as per instruction fire department if commercial unit are used for hotel purpose than allottee is liable to put grease chamber inside unit as per instruction of corporation.
- L. Promoter is free to put transformer / generator/discantina/ disc / water pump/ fire pump/ water tank/ building name board/ tree plantation/ sitting arrangement/ firefighting equipment/ drainage chamber & valve/ Electric meter penal / electric duct and other common amenities in anywhere in common area as per design of consultant and as per Govt. / Semi Govt. requirement and allottee will not take any objection.
- M.
 - (i) For better use of parking separately for commercial & residential unit. promoter has make following arrangement & Allottee is fully agreed for the same. commercial unit holder will use only parking in front of building i.c.on 30 Mtr. & 24 Mtr. road margin area & residential unit have no right to use this parking. Residential unit will use parking in basement & at ground level (covered or open) behind shop area. In between two entry given of residential area only. The allotment of parking space in common parking area of residential for two car per flat will be made by promoter at his/ their desecration If additional parking space is available then promoter will be entitle to allot parking space for additional cars to maintains in common parking area of residential on payment of extra charges for the same. Promoter have also right to allot parking space for cars in north/ east corner in covered behind shop no.1,2,3 area of ground level for any commercial unit.

(ii) promoter will develop/have developed as services / amenities at 2nd floor level for residential unit holder only & for better use of these services / amenities following arrangement done by promoter & allottee is agreed for the same.

- (1) All these services / amenities at 2nd floor will be used by residential unit holder only & these all services / amenities will be maintain by residential unit holder association only.
- (2) for better future maintenance of commercial & residential part of building two separate association (residential & commercial) will be formed.
- (3) For better future maintenance of building commercial unit holder have no right to enter in residential part of building except any maintenance purpose of commercial part of building & residential unit holder have no right to use commercial part / margin area except any maintenance purpose of residential part only.

N. Allottee (s) have no right to change name of Project "BROADWAY SKYCOURT"

O. Allottee will allow to pass any common line of water / drainage / internet / fire / Electric / Telephone and for any other amenities in his premises as per design of consultant and he will allow to repair the same at any time.

P. If promoter have to arrange for solar panel system for common electric. Consumption than expense for this system will done from maintenance deposited fund only & allottee is fully agreed with this.

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

FIRST SCHEDULE

First Schedule above referred to description of freehold land & all other details.

The non agriculture land admeasuring 4481.00 Sq.Ft. bearing Block No.103 & 103 / Paiki-1 & City Survey No. NA103/P2 & NA/103/P1 respectively, old revenue surve No.95 which has been covered in VUDA T.P. Scheme No.1 (Sevasi No.1) and allotted original plot No.49/1, Final Plot No. 38 of village Sevasi, Taluka & District Vadodara in the registered district Vadodara, Sub District Vadodara Region -04 in State of Gujarat The measurement of said land as per revenue record & village Form No. 7/12 has 0-64-05 Hector Area Sq.mtrs. & Revenue Account No.1152 & Assessment Rs. 7.78 paise on which Broadway Skycourt Project is Organized.

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The Entire Land of the Project is bounded by as under :-

On the East : 30 Mtr. Wide T.P. Road
On the West : Final Plot No.39 & 40
On the North : Final Plot No.37
On the South : 24.00 Mtr. Wide T.P. Road.

SIGNED AND DELIVERED BY THE WITHIN NAMED:
PROMOTER / FIRST PART

M/S. NAVPAD REALTY a partnership firm
represented by its partners:

WITNESS

(1).....

RAJAN JITENDRA DOSHI

(2).....

SIGNED AND DELIVERED BY THE WITHIN NAMED:
ALLOTTEES / SECOND PART

1. Allottee

2. Allottee

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

SCHEDULE 'A' **(Details Of Sold Property)**

Please insert description of the Unit and the garage/closed parking (if applicable) along with boundaries in all four directions.

Shop/ Flats No. _____ with complete construction admeasuring
_____ Sq.Mtrs. Of Carpet Area as per RERA along with Balcony /
Utility Area of _____ Sq.Mtrs. and the Built Up Area comes to _____

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Sq.Mtrs. and Super Built up Area comes to _____ Sq.Mtrs. situated on _____ Floor of _____ Tower Of Broadway Skycourt Project which has been construction on the non agriculture land admeasuring 4481.00 Sq.Ft. bearing Block No.103 & 103 / Paiki-1 & City Survey No. NA103/P2 & NA/103/P1 respectively, old revenue surve No.95 which has been covered in VUDA T.P. Scheme No.1 (Sevasi No.1) and allotted original plot No.49/1, Final Plot No. 38 of village Sevasi, Taluka & District Vadodara in the registered district Vadodara, Sub District Vadodara Region -04 in State of Gujarat The proportionate share of _____ Sq.Mtr. in the common and undivided land of the said project is also agreed to be sold with the said unit by this sale deed.

Shop/ Flat No.	Tower	Floor	RERA Carpet Area Sq.Mtrs.	Balcony / Utility Area Sq.Mtr.	Parking/Garage Area Sq.Mtr	Share in common Area/Plot Sq.Mtr

This Shop/Flats No. Is bounded by as under

On the East : _____
On the West : _____
On the North : _____
On the South : _____

SCHEDULE 'B'
FLOOR PLAN OF THE UNIT

ANNEXURE-A

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

ANNEXURE-B

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

ANNEXURE-C

(Specification and amenities for the Unit)

: SPECIFICATIONS :

SPECIFICATION :-

• **Structure :-**

- Earthquake resistance as per aarchitect & structure design

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- **Wall Finish :-**

- Lapi coats on internal walls.
- As per architects approved elevation, exterior Paint with water resistant on the exterior walls.

- **Flooring & Wall Cladding :-**

- Vitrified tile all overs.

- **Kitchen :-**

- Stone platform with standard quality sink.
- Ceramic tiles up to slab level.

- **Doors & Windows :-**

- Main Door – Decorative Laminated flush door.
- Other internal doors – laminated flush doors.
- Windows – power coated / anodised aluminium sliding

- **Electrication :-**

- Branded modular switches.
- Branded wires – Anchor/ Havells/ Finolex/ Polycab or equivalent.
- Concealed copper ISI wiring with sufficient points.

- **Washrooms :-**

- Bathroom designer wall tiles as per architect drawing.
- Branded sanitary ware. Fittings and fixtures as per architects design.

AMENITIES :-

- 2 Nos. S.S. Finished Automatic Elevators for each residential Tower & 2 Nos. Lift for commercial Area.
- 100% power backup for lift & essential common utilities, like common lighting.
- Concrete / paved parking on GF area & basement area.
- Security of the building by CCTV camera at strategic locations only.
- Common plot Garden development with necessary utilities / Amenities & other amenities as per architect design only .

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- common services area at second floor
- security cabin at entry of residential unit on 24 Mtrs. road side

Received Amount from the Allottee above named the sum of Rs. _____ (Rupees _____ only) on execution of this agreement towards Earnest Money Deposit or application fee I say received.

The Promoter/s.

Schedule of signatures, photographs and left hand thumb impressions of the parties as per Section 32-A of The Registration Act:

Signature of promoter	Photograph	thumb impression
1		
Signature of Allottees	Photograph	thumb impression
1		
2		

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