



AGREEMENT FOR SALE

**THIS AGREEMENT FOR SALE MADE AND EXECUTED AT PUNE ON
____THIS DAY OF ____IN THE YEAR 2026.**

BETWEEN

- 1. Mrs. Medha Subhash Tapkir**
Age: 60 Years, Occupation: Housewife
PAN No. : ANNPT2415N
Aadhaar No. 8776 0986 1813

**Residing at: Near Maruti Mandir, Chovisawadi, Alandi Devachi, Charholi, Pune,
Maharashtra - 412105**

...HEREINAFTER CALLED AS the “**OWNER/SELLER/VENDOR**
(which expression shall, unless repugnant to the context or meaning thereof,
mean and include its plural, all his/her/their heirs, successors, survivors,
executors, administrators and assigns),

..... PARTY OF FIRST PART

AND

- 1. Mr. Pratik Bhaskar Khilari**
Age: 26 Years, Occupation: Service
PAN No. : GXQPK5225L
Aadhaar No. 5415 3666 1969
- 2. Mrs. Savita Bhaskar Khilari**
Age: 49 Years, Occupation: Housewife
PAN No. : CLWPK1049L
Aadhaar No. 7224 6476 1530

**Both Residing at: Sant Tukaram Nagar, Near Om Store, Bhosari, Pune
City, PO: Bhosarigaon, Pune, Maharashtra -411039**

.... HEREINAFTER REFERRED TO AS “**THE
ALLOTTEE/PURCHASER**”

(Which expression unless repugnant to the context or meaning thereof shall mean
and include himself, their successor, heirs, executors, administrators and assigns)

...PARTY OF THE SECOND PART.

AND

M/S. CHAURANG VENTURES

A registered partnership Firm,

PAN No. AAPFC5772J

Through its authorized partner

Mr. Abhijit Shirish Bhamre

Age: 40 Years, Occ : Business

PAN No. ANCPB2544B, Aadhaar Card No. 580720317543,

Firm having its office at : Level-3, Launchpad, Behind Kotak Mahindra Bank, Thermax Chowk, Chinchwad, PCMC-411019.

(Hereinafter referred to as the “**Promoter**”, and which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its partners, successors in interest, executors, assigns etc.)

AND

1. Mr. Subhash Annasaheb Tapkir, 2. Mrs. Medha Subhash Tapkir, 3. Mr. Harshad Subhash Tapkir for himself and natural guardian of Rugved and Spruha, 4. Mrs. Supriya Harshad Tapkir 5. Pradnya Abhijeet Taware

(Hereinafter referred to as the “**Owners 1**”, and which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its partners, successors in interest, executors, assigns etc.)

AND

1. Smt. Kantabai Tukaram Tapkir, 2. Sakharam Tukaram Tapkir for himself and as a natural guardian of master Ayush, 3. Mrs. Asha Sakharam Tapkir, 4. Sujit Sakharam Tapkir, 5. Mr. Sumit Sakharam Tapkir, 6. Mrs. Gajarabai@ Laxmi Suresh Ambale, 7. Mrs. Vaishali Somnath Walke, 8. Mr. Kaluram Sakharam Tapkir, 9. Mrs. Indumati Kaluram Tapkir, 10. Mr. Sandeep Kaluram Tapkir, 11. Mrs. Manisha Sandeep Tapkir, 12. Mr. Sahil Sandeep Tapkir, 13. Miss Shravani Sandeep Tapkir, 14. Mrs. Madhuri@ Anuradha Dhananjay Thopte, all are residing at Pune, **through their Power of Attorney Holder** - Shri. Abhijit Shirish Bhamre, a authorized Partner of M/s. Chaurang Ventures, Age: 40 Years, Occ: Business, PAN No. ANCPB2544B, having its office at Level-3, Launchpad, Behind Kotak Mahindra Bank, Thermax Chowk, Chinchwad, PCMC-411019.

(Hereinafter referred to as “**Owners 2**”, which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their legal heirs, successors in interest and assigns)

...hereinafter called as the “**THE CONSENTING PARTY**” /
“**THE PROMOTERS/DEVELOPERS**”
...**PARTY OF THE THIRD PART.**

History

AND WHEREAS however the 7/12 extract shows that Smt. Kantabai Tukaram Tapkir, Sakharam Tukaram Tapkir, Gajrabai Suresh Ambale, Vaishali Somnath Walke and Kaluram Tukaram Tapkir are the owners and in possession of the land bearing Survey No. 34/2 area 13 Are at Chovisawadi, Tal. Haveli, Dist. Pune.

AND WHEREAS the 7/12 extract shows that the land bearing Survey No. 34/3 admeasuring 14 Are and Survey No.34/4 admeasuring 45 Are situated at Village Chovisawadi, Tal. Haveli, Dist. Pune, own and belong to and in possession of the owners Mrs. Medha Subhash Tapkir and Mr. Subhash Annasaheb Tapkir.

AND WHEREAS a Development Agreement dated 22/05/2023 and Power of Attorney dated 22/05/2023, which are executed and registered at Haveli No. 18 at serial No. 9841 and 9847 of 2023 between M/s. Chaurang Ventures, a registered partnership firm party of the Third Part (hereinafter referred as “Promoter”) and Mrs. Medha Subhash Tapkir and 4 Others as mentioned above in the party of the Second Part as the party No.15 to 19 (hereinafter referred as “Owners No. 1”) with respect to the land bearing Survey No. 34/3 admeasuring 14 Are and Survey No.34/4 admeasuring 45 Are situated at Village Chovisawadi, Tal. Haveli, Dist. Pune, the said agreement hereinafter referred to as the "Development Agreement No. 1" and “Power of Attorney No. 1” **AND** by an another Development Agreement dated 24/05/2023 and Power of Attorney dated 24/05/2023, which are executed and registered at Haveli No. 18 at serial No. 10144 and 10145 of 2023 between M/s. Chaurang Ventures, a registered partnership firm party as the Third Part (hereinafter referred as “Promoter”) and Smt. Kantabai Tukaram Tapkir and 13 Others as mentioned above as the party of the Third Part as the Party No.1 to 14 (hereinafter referred as “Owners No.2”) with respect to the land bearing Survey No. 34/2 area 13 Are at Chovisawadi, Tal. Haveli, Dist. Pune, the said agreement hereinafter referred as "Development Agreement No. 2" and “Power of Attorney No. 2”.

AND WHEREAS by virtue of the above Development Agreement No.1 and Development Agreement No.2, which are jointly referred hereinafter “Development Agreements” along with the Power of Attorneys, the Owners have granted to the Promoter the development, construction and sale rights of the piece or parcel of freehold land bearing (A) Survey No. 34/2 (old Survey No. 859/2) admeasuring 11 Are + 2 Are Potkharaba i.e. total 13 Are, (B) Survey No. 34/3 (old Survey No. 859/3) admeasuring 12 Are + 2 Are Potkharaba i.e. total 14 Are and (C) Survey No. 34/4 (old Survey No. 859/4) admeasuring 41 Are + 4 Are Potkharaba i.e. total 45 Are, all the three lands are together admeasuring 72 Ares i.e. 7200 sq. Mtrs. situated at revenue village Chovisawadi (Old Charholi Budruk), Taluka Haveli, District Pune, and within Jurisdiction of Sub Registrar Haveli and within limits of Pimpri Chinchwad Municipal Corporation “PCMC”, District Pune, as per which properties/lands are described in the First schedule given herein below (**hereinafter referred to as the “project land”**) to construct thereon building/s in accordance with the terms and conditions contained in the Development Agreements/Power of Attorneys;

AND WHEREAS the present owners namely Smt. Kantabai Tukaram Tapkir and others and Mrs. Medha Subhash Tapkir and Subhash Annasaheb Tapkir and subsequently M/s. Chaurang Ventures as mentioned above, having good, clear marketable title of the project land and M/s. Chaurang Ventures and have received the development, construction and sale of premises rights, title in the project land bearing Survey No. 34/2 having area 13 Are, Survey No. 34/3 having area 14 Are and Survey No. 34/4 having area 45 Are situated at Chovisawadi Tal. Haveli, Dist. Pune as per terms and conditions of Development dated 22.05.2023 (duly registered under Serial No. 9841/2023 with the Sub-Registrar, Haveli No. V, Pune) The said Irrevocable Power of Attorney is registered at the Office of Sub-Registrar Haveli No. V at Serial No. 9842/2023 on 22.05.2023

AND WHEREAS the Promoter is entitled and enjoined upon to construct buildings upon the project land in accordance with recitals hereinabove.

AND WHEREAS the Promoter is in possession of the project land.

AND WHEREAS the Promoter herein has proposed to construct the buildings/wings in phase wise manner on the Said project land in the form of a residential + commercial shops, which comprises of three buildings/wings (wing A, B, C) having 2 floors at Basement (Basement 1 + Basement 2) + Lower Ground + Upper Ground + 14 upper floors each (out of the same A wing include commercial shops premises) and one building (wing D) having Ground floor + 2 upper floors and plus 4 separate Row Houses having Ground floor + 2 upper floors [hereinafter for the sake of brevity and convenience be referred as ‘**Said Building**’ and/or “**Wing**”] these all buildings/wings including project land hereinafter referred as ‘**Said Project**’ and the said Project to be known as “**Ivory Heights**”.

AND WHEREAS the Promoter has entered into standard agreement/s with an Architect Amit Ekambe, Sans Architects registered with Council of Architect/s having an address at 29/A, Mihir Bunglow, Mahnnohan Housing Soc., Karve Nagar, Pune 411052 and such Agreement is prescribed by the Council of Architects.

AND WHEREAS the Promoter has registered the Project under the provisions of The Real Estate (Regulation and Development) Act, 2016 “Act” with the Real Estate Regulatory Authority vide **MAHARERA Registration No. P52100053447** and the authenticated copy is annexed as **Annexure “F”**.

AND WHEREAS the Promoter has appointed a Structural Engineer for the preparation of structural design and drawings of the Said Building and the Promoter accepts the professional supervision of the Architect and the Structural Engineer till the completion of the said building/s. It is however clarified that the Promoter is entitled to appoint any other licensed architects / surveyors and/or structural engineers in place of them, if so desired by the Promoter till the completion of the said Project and the Allottee/s accept/s the professional supervisions of the appointed Architect and Structural Engineer (including substitutes / replacements thereof) till completion of the Project;

AND WHEREAS by virtue of Development Agreement/s, Supplementary Agreement and Power of Attorney/s, the Vendor has sole and exclusive right to sell the Apartments/Flats/Shops/Units received to his share in the said building to be constructed by the Promoter on the said project land and to enter into Agreement/s with the Allottee/s of the Apartment/Flat/Shop/unit and to receive the sale consideration in respect thereof.

AND WHEREAS on the demand from the Allottee, the Vendor and Promoter has given inspection to the Allottee/s of all the documents relating to the project land and the plans, designs and specifications prepared by the Promoters’ Architect Amit Ekambe, Messrs Sans Architects and such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 read with the Rules and Regulations made thereunder and the relevant provisions (which the Allottee/s hereby confirms). The Allottee/s has also examined the documents and information uploaded by the Promoter on the webpage of the said Project on the website of the Authority as required under the RERA Act and the RERA Rules and has understood the documents and information in all respects.

The Allottee/s confirm/s and declare/s that the Allottee/s has examined all of the aforesaid documents with the help of his legal, planning, architectural and other professional consultants and the Allottee/s is satisfied with the same. The Allottee/s accept/s the title/rights of the Vendor and Promoter to the said project land and the right to construct, sell and dispose of the flats/premises in the said Project.

AND WHEREAS the authenticated copy of the Certificate of the Title of the project land issued by the Advocate of the Promoter, authenticated copies of 7/12 extract of the project land showing the nature of the title of the owners on which the Apartments are to be constructed herein is annexed hereto as **Annexure “A & B”** respectively.

AND WHEREAS the authenticated copy of plan of the layout as proposed by the Promoter and accordingly to which the construction of the buildings and open spaces are proposed to be provided for on the said project. The authenticated copy of plan of the layout as approved by the concern local authority have been annexed hereto and marked as **Annexure “C-1”**.

AND WHEREAS the authenticated copies of the plans and specification of the Apartment/Flat/Shop/Unit agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as **Schedule “B” and Annexure “E”**.

AND WHEREAS the Promoter has got the approvals from the concerned local authority i.e. Pimpri Chinchwad Municipal Corporation vide Commencement Certificate bearing **No. BP/Chovisawadi/92/2023, dated 26/09/2023 and BP/Chovisawadi/113/2024, dated 10/12/2024 and BP/Chovisawadi/63/2025, dated 07/10/2025** is annexed hereto as **Annexure “D”** to the plans, elevation, sections and of the said Building/s shall obtain balance approval / sanctions from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the Said Building.

AND WHEREAS while sanctioning the said plans, the concerned local authority and/or the 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/s and upon the due observance and performance of which only the completion or occupancy certificate in respect of the building/s to be constructed on project land shall be granted by the concerned local authority.

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

AND WHEREAS That was mentioned hereinbefore the Promoter has acquired the said property from the owners as and by way of Development Agreement dated 22/05/2023, as agreed the Promoter has to give some constructed flats as agreed by way of consideration out of which the Promoter has allotted the present flat to Vendor and **Owners 1**, who are the original land owners as agreed in the **Development Agreement** dated 22/05/2023 bearing document No. 9841/2023 registered in the office of Sub-Registrar Haveli No. 5 And **Supplementary Agreement** dated 24/01/2025 bearing document No. 2406/2025 registered in the office of Sub-Registrar Haveli No. 5.

AND WHEREAS the Allottee has read and understood all the terms and conditions of the deeds and documents concerning the title of the said land so also the Allottee has read and understood all the contents of the indemnity bonds/ Undertakings, etc. given by the Promoter to the Hon'ble Collector, The PCMC or any other authority and terms and conditions mentioned in Commencement certificate, NA Order and also the allottee has read and understood the terms and conditions thereof.

AND WHEREAS on demand from the Allottee, the Vendor and Promoter have given inspection to the Sanctions, Registration Certificates, 7/12 Extracts, Title Search Report of the said land Allottee of all the documents of title, Deeds and Documents, Orders, NA Orders commencement Certificate, Indemnity Bonds, Undertakings, relating to the project land and the plans, layouts, designs and specifications prepared by the Promoter's Architects, and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 and Maharashtra Ownership of Flats Act 1963 (hereinafter both the Acts together are to be referred to as "the said Acts") and the Rules and Regulations made thereunder.

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney law or advocate of the Promoter, authenticated copies of Property card or extract d 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 Apartments are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.

AND WHEREAS on the request of the Vendor, the Allottee has carried out independent necessary search by appointing his/her/their own Advocate regarding the title and the nature of the title of the said land/proposed project. The Allottee has further visited the online site of the Real Estate Regulatory Authority and has apprised himself/herself/themselves about the details of the said project as disclosed and declared by the Promoter therein. The Allottee has/have satisfied himself/herself /themselves in respect of the marketable title of the Vendor and Promoter in respect of the said land and also have verified the correctness and lawfulness of all the other documents produced for their inspection by the Promoter and Vendor thereafter have agreed to purchase the Apartment more particularly described in the "SCHEDULE-B" annexed herewith and delineated and demarcated in Red Colour in Annexure-"D" annexed hereto.

AND WHEREAS the Allottee is aware of the fact that the present scheme is Single Phase with two wing building project and after they are fully developed may form one or more co-operative housing society or Association of Apartments. The Allottee is also aware that the Vendor and Promoter has entered or will enter into similar and/or different and/or separate Agreements with several other intending Allottees and/or Allottees, persons and parties in respect of other units in the said building/project.

AND WHEREAS the Allottee has applied to the Vendor for allotment of an Apartment/Flat in Project "IVORY HEIGHTS" being constructed in the said Project referred herein Mention in Schedule B,

AND WHEREAS the carpet area of the said Apartment is mentioned in Schedule 'A' and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the

Allottee or veranda area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment.

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

AND WHEREAS, prior to the execution of these presents the Allottee has paid to the Vendor a sum of Rupees herein below being part payment of the sale consideration of the Apartment agreed to be sold by the Vendor to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Vendor both hereby admit and acknowledge) and the Allottee has agreed to pay to the Vendor the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, upon execution of this Agreement and receipt of consideration by the Vendor as agreed inter se, all construction and related statutory obligations shall exclusively vest with the Promoter. The Promoter shall indemnify and keep indemnified the Owners and Vendor against all claims, litigation, consumer complaints, RERA proceedings, compensation, penalties, defects, delays, non-compliances, taxes, and liabilities arising from development, marketing, sale, construction, possession or maintenance of the project. Purchaser agrees not to initiate proceedings against Vendor and Owners except in case of proven title defect attributable to owners.

AND WHEREAS, under section 13 of the said Act the Promoter and Vendor is required to execute a written Agreement for Sale of said Apartment 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 Vendor hereby agrees to sell and the Allottee hereby agrees to purchase the Flat.

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

- 1) The Promoter shall construct the Said Buildings /wings in phase wise manner on the Said project land in the form of a residential + commercial shops, which comprises of three buildings/wings (wing A, B, C) having 2 floors at Basement (Basement 1 + Basement 2) + Lower Ground + Upper Ground + 14 upper floors each (out of the same A wing include commercial shops premises) and one building (wing D) having Ground floor + 2 upper floors and plus 4 separate Row Houses having Ground floor + 2 upper floors [hereinafter for the sake of brevity and convenience be referred as ‘**Said Building**’ and or “**Wing**”] these all buildings/wings including project land hereinafter referred as ‘**Said Project**’ and the said Project to be known as “**Ivory Heights**” which will be 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 Apartment Purchaser/Allottee in respect of variations or modifications which may adversely affect the Apartment of the Apartment Purchaser/Allottee except any alteration or addition required by any Government authorities or due change in law.

1(a) The Allottee hereby agrees to purchase from the Vendor and the Vendor hereby agrees to sell to the Allottee **Apartment/Flat No. 406** of the type **2 BHK** of carpet area Total **admeasuring 48.19 sq. metres** on **Fourth Floor** in the **Building ‘A’** in **“IVORY HEIGHTS”** (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked Annexures for the consideration of **Rs. 42,08,333/- (Rupees Forty Two Lakh Eight Thousand Three Hundred And Thirty Three Only)** including other charges like share money, application entrance fee of the Society or Federation/Apex body, Water, Electric, and other utility and 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 Apartment including the proportionate price of the common areas and facilities and parking spaces should be shown separately). **The sale of the said Apartment is on the basis of carpet area only.** The Allottee is aware that due to the skirting and variation in plaster, the carpet area varies. The variation may be approximately 3%. The Allottee consents for the same and is aware that the consideration being lump sum will not change.

1(b) The total aggregate consideration amount for the apartment is **Rs. 42,08,333/- (Rupees Forty Two Lakh Eight Thousand Three Hundred And Thirty Three Only)**

The Allottee has paid on or before execution of this agreement a sum of **Rs. 51,000/- (Rs. Fifty One Thousand Only)** in the following manner: -

Sr. No	Amount in Rs.	Particulars
1.	Rs. 51,000/-	Vide Cheque No. 620799549729 , Dated. 26/07/2026, SHAHU Bank

1(c) The Allottee/Purchaser agrees and understands that timely payment towards Purchase of the said apartment as per payment hereto is essence of the Agreement. The Allottee is liable to pay the balance consideration in the following manner: -

Sr. No.	Milestone	Percentage	Rupees
(i)	On Booking prior to execution of agreement	10%	4,20,833
(ii)	To be paid to the Vendor on the execution of Agreement	10%	4,20,833
(iii)	To be paid to the Vendor on completion of the Footings of the building or wing in which the	10%	4,20,833

	said Apartment is located.		
(iv)	To be paid to the Vendor on completion of the Plinth of the building or wing in which the said Apartment is located.	15%	6,31,250
(v)	To be paid on completion of 2 nd RCC slab of the building or wing in which the said Apartment is located.	7%	2,94,583
(vi)	To be paid on completion of 7 th RCC slab of the building or wing in which the said Apartment is located.	7%	2,94,583
(vii)	To be paid on completion of 100% RCC slab of the building or wing in which the said Apartment is located.	11%	4,62,918
(viii)	To be paid to the Vendor on completion of the brickwork/walls of the said Apartment.	2.5%	1,05,208
(ix)	To be paid to the Vendor on completion of the floorings, doors and windows of the said Apartment.	2.5%	1,05,208
(x)	To be paid to the Vendor on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment	5%	2,10,417
(xi)	To be paid to the Vendor on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located	5%	2,10,417
(xii)	To be paid to the Vendor 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 maybe prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.	10 %	4,20,833
(xiii)	Against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.	5%	2,10,417
	Total:	(Total 100%)	Rs. 42,08,332/-

The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, G.S.T 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 [Apartment/Flat].

It is made clear and agreed by and between the parties hereto that the Vendor shall not be bound to follow, chronological order of any of the stages of the above said construction stages/installments and that the Vendor shall be at complete liberty to choose the chronology of the respective stages of the construction. The Allottee agrees that the Vendor may merge or consolidate two or more installments in their discretion by simultaneously executing the contemplated work in the said installment. The consideration of the said Apartment is also arrived on the assurance of the Allottee to abide by the above payment schedule only and it will not be altered by the Allottee under any circumstances. The Allottee shall make all the payments to the Vendor by Demand Draft/Pay orders/Local Cheques payable at Pune only. If the Allottee makes the payment by outstation cheques then the date of payment shall be treated as and when the same is credited to the account of the Owner and to the extent the said amount is credited by deducting the commission of the Bank/out station clearing charges. Payment of any installments if made in advance shall be adjusted to the instalments as mentioned herein above. No interest shall be paid by the Vendor for such advance payments made by the Allottee or Housing Finance Companies/ Banks, etc.

All payment under this agreement shall be made as per the demand note raised by the Vendor from time to time payable strictly in the following accounts:

Owner Name Bank & Branch	IFSC CODE	Account No.
MEDHA SUBHASH TAPKIR BANK - ICICI BANK, BRANCH - ALANDI - CHOVISAWADI BRANCH	ICIC0004000	400001500858

1(d) The Total Price above excluded Taxes (consisting of tax paid or payable to the Vendor by way of Value Added Tax, Service Tax and Cess or any other similar taxes/GST which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter/Vendor) up to the date of handing over the possession of the Apartment. It is hereby agreed by the purchaser that it is a package deal & purchaser here by assured that in future if promoter has taken a set-off on material against GST in that case purchaser will not claim the amount of set-off from promoter.

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 Vendor undertakes and agrees that while raising a demand on the Apartment Purchaser/Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc. the Vendor shall enclose the said

notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Apartment Purchaser/Allottee, which shall only be applicable on subsequent payments.

1(f) If at any time, after execution of this agreement the Central Government/ State Government/Local authority/Revenue Authority/any other authority/any court/Judicial authority/quasi-judicial authority by way of any Statute/rule /regulation/notification/order/judgment/executive power etc. levies any tax/duty/charges/premium/levies/cess/ surcharge/demands/welfare fund or any fund/betterment tax/sales tax/transfer tax/turnover tax/works contract tax/ service tax, VAT, penalties etc. and put in force or shall be in force prospectively or retrospectively, in respect of the said apartment or the construction for execution of the said agreement or other document registered or the transaction herein, shall exclusively be borne and paid (and if the same is paid by the Vendor then reimbursed) by the Allottee. The Allottee hereby indemnifies the Vendor from all such levies, cost and consequences.

1(g) The Promoter shall confirm the final carpet area that has been allotted to the Apartment Purchaser/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 Apartment Purchaser/Allottee within forty-five days. If there is any increase in the carpet area allotted to Apartment Purchaser/Allottee, the Promoter shall demand additional amount from the Apartment Purchaser/ 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 the Agreement.

1(h) That Apartment Purchaser/Allottee authorizes the Vendor 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 Vendor may in its sole discretion deem fit and the Apartment Purchaser/Allottee undertakes not to object/demand/direct the Vendor to adjust his payments in any manner.

2) Project Completion Obligations:

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

2.2) Time is of essence for the Promoter, Vendor as well as the Apartment Purchaser/ Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the Apartment to the Apartment Purchaser/Allottee and the common areas to the association of the Apartment Purchaser/Allottees or society as the case may be after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Apartment Purchaser/Allottee shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to

the simultaneous completion of construction by the Promoter as provided in clause 1(c) herein above ("Payment Plan")

- 3) The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 30050.09 Square Meters only and Promoter has planned to utilize Floor Space Index of 26392.75 Square Meters by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the total Floor Space Index of 26392.75 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 Apartment based on the proposed construction and sale of apartments 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. The Allottee/Purchaser herein is well understood the facts that to use balance FSI of the said land, Fungible FSI, Permissible TDR including slum TDR and other buildable potential under whatsoever head which will be received to the Promoter from the Development Controlling Authority receivable against handing over the amenity spaces and area affected by road out of the said Land, considering the aforesaid facts the promoter herein has reserved right to consume the same by obtaining sanction for the building plan with vertical changes of the buildings/wings, construction of which yet to be commenced as per said master layout plan for the said land. For the aforesaid purpose the Allottee/Purchaser herein by executing this present with due diligence has/have given consent and further assured to the Promoter separate consent will not be required. Provided that, the Promoter shall have to obtain prior consent in writing from the Allottee/ Purchaser herein in respect of such variations or modifications which adversely affect the Said Apartment/flat which the Allottee herein has agreed to purchase on ownership basis in pursuance of this instrument.

4) Delay, Default and Termination Consequences:

- 4.1) If the Promoter fails to abide by the time schedule for completing the project and handing over the Apartment to the Apartment Purchaser/Allottee, the Promoter agrees to pay to the Apartment Purchaser/Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Apartment Purchaser/Allottee, for every month of delay, till the handing over of the possession. The Apartment Purchaser/Allottee agrees to pay to the Vendor, interest as specified in the Rule, on all the delayed payment which become due and payable by the Apartment Purchaser/Allottee to the Vendor under the terms of this Agreement from the date said amount is payable by the Apartment Purchaser/Allottee(s) to the Vendor.
- 4.2) Without prejudice to the right of Vendor to charge interest in terms of sub clause 4.1 above, on the Apartment Purchaser/Allottee committing default in payment on due date of any amount due and payable by the Apartment Purchaser/Allottee to the Vendor under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other

outgoings) and on the Apartment Purchaser/Allottee committing three defaults of payment of installments, the Vendor shall at his own option, may terminate this Agreement:

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

Provided further that upon termination of this Agreement as afore said, It is agreed between the parties that upon termination of this Agreement, the Vendor shall within 30 days of such termination make a demand Draft/ Cheque of the balance amount, if any, out of the installments of the consideration which the Allottee might have till then paid to the Vendor, without any interest and only after deducting agreed liquidated damages. After making the Demand Draft/Cheque of the balance amount the Vendor shall inform the Allottee about the same calling upon him to collect the Demand Draft/Cheque from the Vendor. It is further agreed that the balance amount, if any, shall be paid by the Vendor to the allottee after resale of the said Apartment in the manner of receipt of consideration from new allottee. The Allottee shall have no claim except for repayment of the amount payable as mentioned above. The Allottee hereby agrees that in that event all of his/her/their rights in the said Apartment shall stand extinguished and no separate cancellation deed, its execution and registration will be required. The information letter sent by the Vendor calling upon the allottee to collect the Balance amount will in itself be considered as the cancellation of this agreement in toto. The Vendor shall be entitled to resale the said Apartment and/or dispose of or otherwise alienate the same in any other manner as the Vendor in its sole discretion thinks fit. The allottee agrees to the same.

- 4.3)** The Allottee is also made aware that depending upon various promises and assurances given by the allottee, the Vendor has incurred and shall incur the expenditure and will make commitments to the third parties. In event of cancellation of the agreements by the allottee for any reason whatsoever, the Vendor in addition and without prejudice to other remedies and rights and towards reimbursements and damages, shall suffer great loss and hardship and work may be affected. Therefore, in the event of this agreement being cancelled by the allottee for any reason whatsoever, the Vendor shall be entitled to retain, withhold and forfeit agreed liquidated damages of Rs. 25,000/-, from and out of the amount until then paid by the allottee to the Vendor and then the Vendor shall be liable to repay only the balance amount (if any) from the amount received by the Vendor on resale of the said Apartment. In this case reduction in price of the Apartment will be considered as damages/loss of the Vendor in addition to the loss and expenses; In this case the Vendor is liable to pay Rs. 25,000/- to the Promotor as a consenting party as a part of processing charges.

- 5) The Promoter shall give possession of the Apartment to the Apartment Purchaser/Allottee on or before **31st December 2027**. If the Promoter fails or neglects to give possession of the Apartment to the Apartment Purchaser/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 Apartment Purchaser/Allottee the amounts already received in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Vendor received the sum till the date the amounts and interest thereon is repaid.

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

- (i) war, civil commotion or act of God;
 - (ii) Any notice, order, rule, notification of the Government and/or other public or competent authority/court or any Decree/Order of any Court/tribunal/ authority.
 - (iii) Non-availability of steel, cement, other building material, water, electric supply or drainage line etc.
 - (iv) Any stay or injunction order from any Court/forum/statutory body.
 - (v) Pendency of any litigation of any nature effecting the construction or refurbishing.
 - (vi) Delay or default in payment of any installment or dues by the Apartment Allottee. (This is without prejudice to the right of the Promoter under Clause 1C above).
 - (vii) Delay by Local Authority in issuing or granting necessary Completion Certificate or Occupation Certificate.
 - (viii) Any other circumstances beyond the control of the Promoter or force majeure.
 - (ix) Changes in any rules, regulations, bye laws of various statutory bodies and authorities from time to time affecting the development and the project.
 - (x) Delay in grant of any NOC/permission/license/connection installment of any services such as elevators, electricity and water connections and meters to the scheme/Apartment/road etc. or completion certificate from any appropriate authority.
- 6) **Procedure for taking possession-** The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Apartment Purchaser/Allottee as per the agreement shall offer in writing the possession of the Apartment, to the Apartment Purchaser/Allottee in terms of this Agreement to be taken within 3 (three months from the date of issue of such notice and the Promoter shall give possession of the Apartment to the Apartment Purchaser/Allottee. The Promoter agrees and undertakes to indemnify the Apartment Purchaser/Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Apartment Purchaser/Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of Allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Apartment Purchaser/Allottee in writing within 7 days of receiving the occupancy certificate of the Project.

- 6.1) The Apartment Purchaser/Allottee shall take possession of the Apartment within 15 days of the promoters giving written notice to the Apartment Purchaser/Allottee intimating that the said Apartment are ready for use and occupancy:
- 6.2) **Failure of Apartment Purchaser/Allottee to take Possession of Apartment:** Upon receiving a written intimation from the Vendor/Promoter as per clause hereinabove the Apartment Purchaser/Allottee shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Apartment to the Apartment Purchaser/Allottee. In case the Apartment Purchaser/Allottee fails to take possession within the time provided in clause hereinabove such Apartment Purchaser/Allottee shall continue to be liable to pay maintenance charges as applicable.
- 7) The Apartment Purchaser/Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence. He shall use the garage or parking space only for purpose of keeping or parking vehicle.
- 8) The Apartment Purchaser/Allottee along with other Apartment Purchaser/Allottee (s) of Apartment in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and the 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 Apartment Purchaser/Allottee, so as to enable the Promoter to register the common organization of Apartment Purchaser/Allottee. No objection shall be taken by the Apartment Purchaser/Allottee if any; changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.
- 9) The Promoter shall, within three months of registration of the Society or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Original Owner/Promoter and/or the owners in the said structure of the building or wing in which the said Apartment is situated.
- 9.1) The Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Original Owner/Promoter and/or the owners in the project land on which the building with multiple wings or buildings are constructed.
- 9.2) Within 15 (fifteen) days after notice in writing is given by the Promoter to the Allottee that the Apartment / Flat / Shop/ Unit is ready for use and

occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the RERA carpet area of the Flat/premises) of outgoings in respect of the Project Land and Said Building/wing/Phase namely local taxes, betterment charges or such other levies by the concerned local authority and/or water charges, insurance, common lights, repairs, NA tax, maintenance of lifts and other equipment's, AMC's, tanker charges, drainage cleaning, and salaries of clerks bill collectors, chowkidars, sweepers, and all other expenses necessary and incidental to the management and maintenance of the Said project Land and Said Building/s and Project. Until the society or condominium or limited company is formed and the said structure of the building/s/ wings is transferred to it, 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 that, the Allottee shall pay to the Promoter provisional onetime contribution in advance of **Rs. 42,000/- (Rupees Forty Two Thousand Only)** towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance of the structure of the Said Building or wing is executed in favour of the society or association or a limited company as aforesaid. On such conveyance being executed for the said structure of the building or wing or the said project the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society as the case may be.

- 9.3) It is hereby agreed that the Promoter shall maintain the project only out of the advance receive from the Allottee(s) and also the Promoter has the sole right to discontinue the maintenance at any time, after giving prior notice of thirty days or in accordance with the applicable laws.
- 9.4) Without prejudice to the above covenants, in the event of the Promoter or Ultimate project, the Allottee(s) shall be liable to bear, pay and contribute such additional cost. Organization, finds that the aforesaid maintenance is insufficient for maintaining the charges as may be levied and demanded by the Promoter or the Ultimate Organization. Failing which, the Promoter shall be entitled to discontinue the maintenance of the project.
- 9.5) The Promoter or Ultimate Organization shall be entitled to claim reasonable interest the other rights and powers of the Promoter or Ultimate Organization
- 9.6) It is specifically agreed between the parties hereunto that the Promoter is not responsible/liable to pay or share In-he aforesaid expenses, outgoings, maintenance etc. in respect of the unsold Apartment/Flats in the project subject to provisions of applicable laws.
- 9.7) The Allottee(s) is made aware of by the Promoter and the Allottee(s) undertakes to maintain all the common areas and amenities enumerated herein below in the present project from the date of handover of management to the Ultimate Organization thereof. The Allottee(s) together with the Ultimate Organization formed shall keep the Promoter and the local authority indemnified from any liability arising out of non-functioning or violation of law pertaining to the common areas and amenities.

- 10) The Allottee shall on or before delivery of possession of the Apartment / Flat / Shop/ Unit/premises keep deposited with/pay to the Promoter, the following amounts:
- (i) Rs. 600/- for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.
 - (ii) Rs. 2,000/- for formation and registration of the Society or Limited Company/Federation/ Apex body.
 - (iii) Rs. 100/- for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body.
 - (iv) Rs. 1,500/- for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body.
 - (v) Rs. 500/- for Deposit towards Water, Electric, and other utility and services connection charges
 - (vi) Rs. 1,000/- for deposits of electrical receiving and Sub Station provided in Layout
 - (vii) Rs. 42,000/- One time towards common area maintenance charges commencing from the date of obtaining completion certificate and or the date of receiving possession of the Apartment / Flat / Shop/ Unit by the Allottee, whichever is earlier. The Promoter hereby informs the Allottee/s that the Maintenance/Outgoings of the Building/s/Project is based on the estimated maintenance costs, which are not final and is subject to revision.
- 11) The Allottee shall pay to the Promoter a sum of Rs. 5,000/- 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) The Allottee has agreed that the monthly maintenance will start from the date of first intimation letter given to any of the Allottee in the said Scheme that the said apartment is ready for Possession.
- 13) The maintenance shall include the outgoings in respect of the said land and building/buildings namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government, Water charges, Insurance, Common Lights, repairs, and salaries of clerks, bill collectors, Chowkidars, sweepers and all other expenses necessary and incidental to the Management and maintenance of the said land and building/s.
- 14) The Apartment Purchaser/Allottee shall pay to the Promoter a sum for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with the cost of preparing and engrossing the Agreement to sale/conveyance or assignment of lease.
- 15) At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Apartment Purchaser/Allottee shall pay to the Promoter, the Apartment Purchaser/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, the Apartment Purchaser/Allottee shall pay to the Promoter, the Apartment Purchaser/Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Land to be executed in favour of the Apex Body or Federation.

16) REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

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

- i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;
- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Apartment Purchaser/Allottee created herein, may prejudicially be affected;
- vii. The Promoter has not entered into any agreement for sale and/or Sale Deed or any other agreement/arrangement with any person or party with respect to the project land, including the Project and the said Apartment which will, in any manner, affect the rights of Apartment Purchaser/Allottee under this Agreement;

- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Apartment Purchaser/ 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 Apartment Allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Apartment Purchaser/Allottees;
 - x. 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 to the competent Authorities;
 - xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.
- 17) The Apartment Purchaser/Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows: -
- 17.1) To maintain the Apartment at the Apartment Purchaser/Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.
 - 17.2) Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Apartment Purchaser/Allottee in this behalf, the Apartment Purchaser/Allottee shall be liable for the consequences of the breach.
 - 17.3) To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Apartment Purchaser/Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment 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 Apartment Purchaser/Allottee

committing any act in contravention of the above provisions, the Apartment Purchaser/Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

- 17.4) Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside color scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company.
- 17.5) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- 17.6) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.
- 17.7) Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.
- 17.8) To bear and pay increase in local taxes, Water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Apartment Purchaser/Allottee for any purposes other than for purpose for which it is sold.

18) Restrictions and Compliance Obligations:

- 18.1) The Apartment Purchaser/Allottee shall not let, sub-let, transfer assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Apartment Purchaser/Allottee to the Promoter and Vendor under this Agreement are fully paid up.
- 18.2) The Apartment Purchaser/Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartment therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for time being of the concerned local authority and of Government and other public bodies. The Apartment Purchaser/Allottee shall also observe and perform all the stipulations and conditions lay down

by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

- 19) Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society/Limited Society, the Apartment Purchaser/Allottee shall permit the Vendor and 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.
- 20) Till a Conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, the Apartment Purchaser/Allottee shall permit the Vendor and 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.
- 21) The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Apartment Purchaser/Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
- 22) Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartment and Building or any part thereof. The Apartment Purchaser/Allottee shall have no claim save and except in respect of the Apartment 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/Owners until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body/Federation as hereinbefore mentioned.
- 23) **UNSOLD/UNCONSTRUCTED UNITS THE ABSOLUTE PROPERTY OF PROMOTER** – In the event the co-operative society owners being formed prior to the construction, sale and disposal of all the apartments/units/tenements in the said project, the rights, interests, entitlements etc of the said society/holders shall always subject to the overall rights and authorities of the promoter and Vendor to deal and dispose of such unsold units/tenements /parking spaces/as per his choice and on such terms and conditions and consideration as the promoter may deem fit and proper. It is further agreed and understood by the Allottee/s that the Promoter shall not be liable and/or required to contribute towards the common expenses, maintenance charges etc. in respect of the said unsold premises. And the society should charge any transfer fees subject to provisions of applicable laws.
- 24) **PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE** - After the Promoter executes this Agreement he shall not mortgage or create a charge on the Apartment 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 Apartment Purchaser/Allottee who has taken or agreed to take such Apartment

- 25) **BINDING EFFECT** - Forwarding this Agreement to the Apartment Purchaser/Allottee by the Vendor does not create a binding obligation on the part of the Vendor or the Apartment Purchaser/Allottee until, firstly, the Apartment Purchaser/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 Apartment Purchaser/Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Vendor. If the Apartment Purchaser/Allottee(s) fails to execute and deliver to the Vendor this Agreement within 30 (thirty) days from the date of its receipt by the Apartment Purchaser/Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Vendor, then the Vendor shall serve a notice to the Apartment Purchaser/Allottee for rectifying the default, which if not rectified within 15 (Fifteen) days from the date of its receipt by the Apartment Purchaser/Allottee, application of the Apartment Purchaser/Allottee shall be treated as cancelled and all sums deposited by the Apartment Purchaser/Allottee in connection therewith including the booking amount shall be returned to the Apartment Purchaser/Allottee without any interest or compensation whatsoever.
- 26) **ENTIRE AGREEMENT** - This Agreement, along with its schedules and annexure, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Apartment, as the case may be.
- 27) **RIGHT TO AMEND** - This Agreement may only be amended through written consent of the Parties.
- 28) **PROVISIONS OF THIS AGREEMENT APPLICABLE TO APARTMENT PURCHASER/ALLOTTEE/SUBSEQUENT APARTMENT PURCHASER/ 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 Apartment Purchaser/Allottees of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.
- 29) It has been well and sufficiently informed to the Allottee that the Promoter and the Owners herein are in negotiations with the adjacent land owners for the acquisition thereof and the Promoter and the Owners herein plan to amalgamate the said land into the present layout and develop the same by the way of creation of additional structure on the amalgamated land. The amenities as proposed in the present layout shall be treated in common with the additional units/floors/wings/buildings so developed on the amalgamated land and the Allottee has understood the same and have given its irrevocable consent for such future amalgamation and development of additional structure and use of the amenities as proposed

by the future unit occupiers of the additional structure. The Allottee has also been informed that the number of floors in the existing building may vary by the way of addition of floors at the sole discretion of the Promoter herein. The Allottee herein has given its irrevocable consent for the same. There shall not be any requirements on part of the Promoter to seek any further consent from the Allottee with regards to the same and the consent given herein shall be treated as specific and informed consent.

- 30) **SEVERABILITY** - If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.
- 31) **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT** - Wherever in this Agreement it is stipulated that the Apartment Purchaser/ Allottee has to make any payment, in common with other Apartment Purchaser/ Allottee(s) in Project, the same shall be the proportion to the carpet area of the Apartment to the total carpet area of the entire Apartment in the Project.
- 32) **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.
- 33) **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, Vendor and the Allottee, in 04 months after the Agreement is duly executed by the Allottee, Vendor 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 PUNE.
- 34) The Apartment Purchaser/Allottee and/or Promoter and/or Vendor shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.
- 35) That all notices to be served on the Apartment Purchaser/Allottee, Vendor and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Apartment Purchaser/Allottee, Vendor or the Promoter by Registered Post A.D. and notified Email ID/Under Certificate of Posting at their respective addresses specified below: -

Mrs. Medha Subhash Tapkir

**R/at: Near Maruti Mandir, Chovisawadi, Alandi Devachi, Charholi,
Pune, Maharashtra - 412105**

(FOR VENDOR)

Name of Promoter : M/s. Chaurang Ventures,

**A registered Partnership Firm (Address of Promoter) : Level-3,
Launchpad, Behind Kotak Mahindra Bank, Thermax Chowk,
Chinchwad, PCMC-411019.**

Notified Email ID: crm@aakarrealities.com

(FOR PROMOTER)

Mr. Pratik Bhaskar Khilari

Mrs. Savita Bhaskar Khilari

**Residing at: Sant Tukaram Nagar, Near Om Store, Bhosari, Pune City,
PO: Bhosarigaon, Pune, Maharashtra -411039**

(FOR ALLOTEE)

It shall be the duty of the Apartment Purchaser/Allottee and the Vendor/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 Apartment Purchaser/Allottee, as the case may be.

- 36) JOINT APARTMENT PURCHASER/ALLOTTEES** - That in case there are Joint Apartment Purchaser/Allottees all communications shall be sent by the Vendor/Promoter to the Apartment Purchaser/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 Apartment Purchaser/ Allottees.
- 37) Stamp Duty and Registration:** - The charges towards stamp duty and Registration of this Agreement shall be borne by the Apartment Purchaser/ Allottees.
- 38) 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 as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.
- 39) 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 **Pune courts** will have the jurisdiction for this Agreement.
- 40) MODE OF PAYMENT** - The Allottee(s) shall make all the payments by local Account Payee cheques, demand draft, RTGS, NEFT or by any other mode of online payment in favour of vendor payable at Pune or at par. Only after the amount has been credited to the bank account of the Vendor as per above referred, the Vendors shall give effect of the same to the account of the Allottee(s) with such amount after deducting the commission of the Bank (if any) charged by the bank of the Vendor.

41) DELAY IN PAYMENT:

- 41.1)** Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the [Apartment/Plot] to the Allottee and the common areas to the association allottees after receiving the occupancy certificate or the completion certificate both, as the case may be. Similarly the Allottee shall make timely payments instalment and other dues payable by him/her and meeting the other oblige under the Agreement subject to the simultaneous completion of construction the Promoter as provided in clause 1 (c) herein above. ("Payment Plan")
- 41.2)** Without prejudice to the right of the Vendors and Promoter, to take a breach arising out of the delay in the payment of the instalments on the does the Allottee(s) shall be bound and liable to pay interest at the rate of the Bank of India's highest Marginal Cost of Lending Rate plus two percent of amounts which become due and payable by the Allottee(s) to the Vendor/Promoter date of actual payment, Provided that in case the State Bank of India's Marginal Cost of Lending Rate is not in use it would be replaced by such benchmark rates which State Bank of India may fix from time to time for lending to general public.
- 41.3)** Provided that tender of the principle amounts and interest or tender of the 1 and expenses thereof, shall not itself be considered as waiver of the right of Vendors and Promoter under this Agreement, nor shall it be construction acceptance of the delay by the Promoter or Vendor.

42) TITLE:

- 42.1)** The Vendors and Promoter has made full and true disclosure to the Allottee the title of the said land as well as the encumbrances and litigations, best known to the them. The Promoter has also disclosed to the Allottee(s) of its right, title and interest to construct building(s) and to develop the said. The Promoter has also given inspection of all the relevant documents as spec under RERA and MOFA. The Allottee(s) having acquainted with all the facts rights of the Promoter and Vendor pertaining to the said land has entered into this Agreement.
- 42.2)** The Promoter and Vendor herein had also requested the Allottee(s) to carry out the search and to investigate the title of the said land. The Allottee(s) hereinafter has investigated the title of the Promoter and Vendor to the said land and after being completely satisfied has/have entered into the present Agreement. The Allottee(s) hence shall not be entitled to challenge or question the title and the right of the Promoter or Vendor in respect of the said land and to enter into this agreement.

43) SANCTIONED BUILDING PLAN:

- 43.1)** The Promoter herein has lawful rights and has obtained requisite approval the concerned local authority(s) in respect of the plans, the specific elevations, sections of the said building(s) to carry out development of the Provisions and shall obtain the balance and requisite approvals from various authorities time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

- 43.2)** The Promoter herein shall construct or get constructed and complete construction of the said building(s) on the said land in accordance with the designs approved or to be approved by the concerned authority, which has seen by the Allottee(s), subject to such alterations, revisions and modifications by the concerned local authority/Government to be made in it or any of it.
- 43.3)** 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 said Apartment/Flat to the Allottee(s), obtain from the concerned local authority occupancy and/or completion certificates in respect of the said Apartment/Flat.
- 43.4)** The Promoter shall have to obtain prior consent in writing of the Allottee(s) if such alterations and/or modifications adversely and materially affect the internal layout of the said Apartment/Flat. The Allottee(s) herein shall have no right to withhold or refuse such permission without any reasonable cause and shall give such permission as and when required by the Promoter herein.
- 43.5)** Promoters have disclosed the full potential of development of the said land and the Allottee(s) hereby gives irrevocable and specific consent to local planning or competent authorities to revise any change as the Promoters may deem fit to suit the development potential.
- 43.6)** The Allottee(s) hereby gives irrevocable and specific consent to the Promoter for amalgamating adjoining plot(s) and submitting revised building plans for any new buildings on any such amalgamated plot(s).
- 43.7)** The Allottee(s) hereby give(s) irrevocable consent to the Promoter herein to make such alterations, modifications and revisions in the sanctioned plan(s) of the said building(s) as the Promoter in its sole discretion thinks fit and proper and/or such modifications, revisions and alterations which are necessary in pursuance of any law, rules, regulations, order, or request made by the local authority, planning authority, Competent Authority or Government or any officer of any local authority and for that matter the Promoter shall be entitled to prepare new/revised layout and building plans by adding new floors/buildings, even by shifting the locations of the buildings, open space, internal roads, position of dust bins, transformer plinths, pumping stations, etc., on the said land and to submit the same to the requisite authorities and obtain their sanctions and also further revise or amend the said revised plans.
- 43.8)** The Allottee(s) shall fully co-operate with the Promoter to enable the Promoter to make any addition, alteration, construct new structure(s) on the said land in accordance with the plans sanctioned or which may be hereafter sanctioned by the local body and to sell to various persons.
- 43.9)** All approvals, licenses and permits issued by the competent authorities with respect to the Project land and said building(s) are valid and subsisting and have been obtained by following due process of law.

Further, all approvals, Incenses and permits to be issued by the competent authorities with respect to the Project land and said buildings shall be obtained by following due process of law and the Promoter has been and shall be, at all times, in compliance with all applicable laws In relation to the Project land, Building(s) and common areas.

44) DEFECT LIABILITY:

- 44.1)** If within a period of five years from the date of handing over the Apartment/Flat to the Allottee(s), the Allottee(s) brings to the notice of the Promoter any structural defect in the said Apartment/Flat or the building in which the said Apartment/Flat is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible, such defects shall be rectified by Promoter at own cost and in case it is not possible to rectify such defects, then Allottee(s) shall be entitled to receive from the Promoter, compensation for s defect in the manner as provided under RERA.
- 44.2)** The word defect herein above stated shall not mean defects caused by normal wear and tear, negligent use of the said Apartment/Flat or the building(s) by the Allottee(s), abnormal fluctuations in the temperatures, abnormal heavy wear and tear, negligent use of the said Apartment/Flat or the building(s) by damages from natural calamity, defect caused due to any unauthorized change made by the Allottee(s) in the Apartment/Flat and/or building and/or is due any factor beyond the reasonable control of the Promoter etc. If there is damage to electrical equipment due to voltage fluctuations or due to any reason beyond the control of the Promoter then the rectification of the same shall be done either through maintenance amount or through individual account of Allottee(s) as the case maybe.
- 44.3)** It is clarified and agreed between the parties that normal wear and tear in minor hairline cracks on the external and internal walls excluding the structure which happens due to variation in temperature of more than 20° which do not amount to structural defects and hence cannot be attribute either bad workmanship or structural defect,
- 44.4)** The Allottee(s) shall not carry out alterations of whatsoever nature in the Apartment/Flat or in the fittings therein, in particular it is hereby agreed that Allottee(s) shall not make any alterations in any of the fittings, pipes, water sup connections or any of the erection including Flooring/Dado in the kitchen as this may result in seepage of the water. If any of such work is carried out without the written consent of the Promoter, the defect liability shall be void,
- 44.5)** It is further clarified and agreed between the parties that where the manufacturing warranty ends before the defects liability period and such warranties are covered under the maintenance of the said Apartment/Flat/ building(s), and if the an maintenance contracts are not done/ renewed by the Allottee/s or the Ultimate Organization, the Promoter shall not be responsible for any defects occurring to the same.

44.6) It is expressly agreed that before any liability of defect is claimed by or on behalf of the Allottee(s), it shall be necessary to appoint an expert who shall nominated surveyor to survey and assess the same and shall then submit a report to state the defects in materials used and, in the workmanship, executed keep in mind the aforesaid agreed clauses of this agreement.

44.7) Apart from this the statutory defect liability under RERA and other applicable laws shall be prevailed.

45) TAXES AND OTHER EXPENSES:

45.1) The Allottee(s) herein is well aware that, the Central Government of India imposed Goods and Services Tax [GST] with effect from 01.07.2017 and same State and Central Government under the provisions of Goods & Service Tax to collected by the Vendor from the buyer of the apartments and paid to 2017 and rules & clarifications made thereunder from time to time. Consider the aforesaid provisions, whatever GST rate is fixed by the State & Central Government from time to time same has to be paid by the Allottee(s) here it the transaction in respect of the said Apartment/Flat between the Promoter Allottee(s) as the case may be.

45.2) The Allottee(s) shall be liable to bear and pay from the date of effective completion of the building(s) or the date handing over possession of the said Apartment/Flat. whichever is earlier, the proportionate share [Le. in proportion to the carpet area of the said Apartment/Flat of outgoings in respect of the local taxes, N.A. taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance premium, electricity bills for common lights, water pumps, lifts, etc., repairs and salaries of clerks, bill collectors, watchmen, sweepers and all other expenses necessary and incidental to the management and maintenance of the common areas and amenities.

45.3) If at any time, after execution of this agreement the Central Government, State Government, Local authority, Revenue Authority, any other authority, any court, judicial Authority, Quasi-judicial Authority by way of any statute, rule, regulation, notification, order, judgment, executive power etc. levies any direct and/or indirect tax, duty, charges, premium, levies, cess, surcharge, demands, welfare fund or any fund, betterment tax, sales tax, transfer tax, turnover tax, works contract tax, service tax, Value Added Tax, Local Body Tax, Goods and Service Tax, penalties and is put in force or shall be in force prospectively or retrospectively. in respect of the said land, said Apartment/Flat and/or for execution of the said agreement or other document registered or the transaction herein, shall exclusively be borne and paid (and if the same is paid by the Vendor then reimbursed) by the Allottee(s). The Allottee(s) hereby indemnifies the Promoter and Vendor from all such levies, cost and consequences. The Promoter and Vendor shall not be Liable and or responsible for payment thereof. The Allottee(s) shall be liable to reimburse the same, to the Promoter and Vendor together with penalty (if any) and interest from the date of payment made by the Promoter or Vendor. It

is agreed that the Promoter and Vendor shall have the right to claim such amount along with other claims such as compensation, losses, burden undergone or undertaken. It is further agreed that there shall always be a charge of the Promoter and Vendor on the said Apartment/Flat against the aforesaid amount payable by the Allottee(s) to the Promoter and/or Vendor as the case may be.

45.4) The Allottee(s) shall pay any additional increased taxes, insurance etc. which are imposed by the concerned local authority and/or the Government and/or other public authority on account of change of user of the said Apartment/Flat by the Allottee(s).

45.5) It is agreed and understood between the parties herein that the Allottee(s) shall contribute towards expenses for stamp duty, registration charges, other incidental charges for execution and registration of this Agreement the conveyance deed or any other agreement, The Promoter or Vendor shall not be liable to bear the aforesaid expenses for the same,

45.6) It is agreed and understood between the parties herein that the aforesaid amount, expenses, charges shall be borne and paid by the Allottee(s) in addition to the consideration and other charges enumerated herein. The Allottee(s) agree, assure, undertake, affirm and confirm unto the Promoter and Vendor that the Allottee(s) shall indemnify the Promoter and Vendor against all claim(s), charge(s), expense(s) and loss(s) incurred by the Promoter and Vendor, in case the Allottee(s) fails, neglects or avoids to make the payments mentioned in this Agreement.

46) PROVISION FOR WATER AND ELECTRICITY - The Promoter will be applying to the concerned authorities for water connections for the project and electricity meter for the said Apartment/Flat and common areas. In case there is delay or shortage in obtaining the water and electricity connections from the concerned department then the Promoter may provide water and electricity supply through any other temporary arrangements. In the aforesaid event if there is any improper, insufficient, irregular supply of water and/or electricity, the Promoter shall not be held responsible for the same and the same shall not be considered as defect or deficiency in service on part of the Promoter. The Allottee(s) hereby consent for such temporary arrangement that may be made in the said interim period. The Promoter shall be entitled to deduct the expenses along with applicable taxes for such temporary arrangement of water and/or electricity from the temporary maintenance charges paid by the Allottee(s) to the Promoter, until the temporary maintenance charges are completely utilized. Thereafter, the Allottee(s) shall pay proportionate charges as demanded, determined and decided by the Promoter along with necessary taxes applicable thereon, failing which, the Promoter shall be entitled to discontinue the aforesaid supply.

47) FLOOR SPACE INDEX (F.S.I.):

47.1) The Promoter hereby declares that the Promoter has planned to utilize Floor Space Index of the entire said land permissible 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 in Development Control Regulations, which are applicable to the said Project and entire said land The Promoter has disclosed the Floor Space Index, proposed to be utilized on the project land in the said Project and the Allottee(s) has agreed to purchase the said Apartment/Flat based on the proposed construction and sale of Apartment/Flats 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.

- 47.2) The Promoter shall be entitled to float, utilize and transfer the excess, additional Increased, unutilized and/or balance TDR and/or FSI of the said land to any other land and visa-versa.
- 47.3) Notwithstanding anything contained in this Agreement the Promoter shall be entitled to utilize any balance and/or additional FSI and/or TDR/land potential for construction of new building/s or extension of the present building/s on any open area and/or on terraces above the present building/s, either prior to or after completion of building/s and even after conveyance of the said land. The Promoter shall also be entitled to transfer or assign the said right/s to any other person. The said land and/or building/s shall be conveyed subject to the rights always being with the Promoter.
- 47.4) In case the land or any portion of the said land is acquired by any authority before execution of the conveyance, then the Promoter alone shall be entitled to take compensation for the same or get FSI/TDR in lieu of compensation.

48) COMMON AND RESTRICTED AREAS:

- 48.1) The Promoter has ex-gratia provided the common areas and facilities only for residential units i.e. appurtenant to the said Apartment/Flat. The nature, extent and description of the common and restricted areas and facilities, are more particularly described in the 'Schedule Two' written hereunder. The Promoter shall be entitled to declare all other areas as restricted or reserved areas and facilities and/or alienate and dispose of other areas and facilities in such manner as the Promoter thinks fit.
- 48.2) It is distinctly agreed by and between the parties that the common areas and amenities which are to be provided by Promoter shall form and be utilized by all the residential Allottee(s) in the entire project and that the Allottee(s) or the ultimate organization of the Apartment/Flat holders shall, not claim ownership or any other rights therein.

49) RIGHT TO ALLOT:

- 49.1) The Promoter has disclosed that as per the Development Control Rules applicable to the said project, the Promoter herein has to provide certain car parking spaces, scooter parking spaces and cycle parking spaces for use of the Allottee(s) in the said Project. However considering the fact that the parking spaces available are insufficient

and the same may cause disputes between the Allottee(s) in the project regarding parking of their vehicles, therefore to avoid such disputes, the Promoter herein at the request and demand of the Allottee(s) has decided not to provide separate scooter parking and cycle parking in order to avoid inter-se disputes between the Allottee(s) in the said Project.

- 49.2)** The Allottee(s) shall use the parking space, if allotted, only for the purpose for keeping or parking the Allottee(s) own two or four wheeler light vehicle, however the Allottee(s) shall not be entitled to park inside the project or in the said car parking any heavy vehicles such as trucks, bull dozers, buses, tractors, etc. and further that the Allottee(s) shall not be entitled to park his/her/there any two or four wheeler vehicles in the common marginal spaces, which is/are not allotted for parking two/four wheeler vehicle and further none of the occupants is/are entitled to have entry of any public vehicles without prior written consent from the Promoter till handing over the administration to the Ultimate Organization and thereafter from the managing committee of such Ultimate Organization.
- 49.3)** Further in case the Allottee(s) is given the right of exclusive use of car parking, the Allottee(s) agrees that if for any reason the allotment of the Car Parking gets cancelled then the Allottee(s) shall not be entitled to ask for refund of any amount or compensation as price herein agreed is only for the Apartment/Flat and allotment is made ex-gratia for beneficial enjoyment of the Allottee(s) and to avoid inter-se dispute between the Apartment/Flat Holders. The Allottee(s) further agrees that he/she/they will not challenge any allotment of any parking space made by the Promoter to any other Allottee(s).

50) ULTIMATE ORGANIZATION:

- 50.1)** It is hereby made clear that the ultimate organization of Allottee(s) shall be an Association of Apartment Owners, under the provisions of the Maharashtra Apartment Ownership Act, 1970.
- 50.2)** This agreement itself is a Declaration by the Allottee(s) as provided under Maharashtra Apartment Ownership Act, 1970 read with Maharashtra Apartment Ownership Rules 1972 thereby submitting his/her/their Apartment/Flat to the provisions of the said Act.
- 50.3)** The Promoter shall be entitled to amend, substitute, modify, terminate and cancel and/or revise the bye-laws and the declaration for which the Allottee(s) has/have given his/her/their irrevocable consent.
- 50.4)** It is understood between parties herein that the Promoter at the request and demand of majority Allottee(s), may at its sole discretion, form a co-operative housing society, under the provisions of the Maharashtra Co-operative Societies Act, 1960. However all the expenses thereof shall be borne and paid by the Allottee(s) proportionately.
- 50.5)** In the event the ultimate organization the administration of the property is handed over before the sale and disposal of all the Apartment/Flat(s) in the building(s) all the powers, authorities and

right of the Allottee(s) herein shall be always subject to the Promoter's overall right to sell unsold Apartment/Flats and all other rights thereon it is specifically agreed between the parties hereto that for the unsold Apartment/Flats the Promoter herein shall and will not be liable or required to contribute towards the common expenses or maintenance charge or any amount under any head towards the share in the common expenses in respect of the unsold tenements nor will be Promoter or the new incoming Allottee(s) be liable and required to pay any transfer charges, premium, etc.

51) CONVEYANCE - Unless prevented by the circumstances beyond the control of the Promoter, it is agreed that the said land along with the building(s) constructed thereon, will be conveyed by the Promoter herein within one year from and after (a) Obtaining the full and final completion certificate in respect of the entire project and utilization of entire FSI and TDR/-and potential permissible to be utilized on the entire said land as per development control rules (irrespective of previous sanction or not of FSI) (b) Sale of all Apartment/Flats in all building(s) in the project and (c) After receiving the entire amount & all dues from all the Allottee(s) including all taxes, maintenance charges, outgoings, stamp duty, registration fees etc.

52) UNDERTAKING BY THE ALLOTTEE(S):

52.1) After possession of the said Apartment/Flat the Allottee(s) has/have agreed to carry out regular and periodical inspection of the structure, beams, columns, projections, drainage lines, water lines, electrical lines, Lift, power back up, pumps etc. and to carry out necessary repairs as and when required.

52.2) Not to do or cause to be done any act or thing which may render void or voidable any insurance of the said land and the building or any part thereof or whereby any increase in premium shall become payable in respect of the insurance.

52.3) The Allottee(s) until conveyance shall not let sub-let, give on leave and license basis, transfer, assign or part with Allottee(s) interest or benefit factor of this agreement or part with the possession of the said Apartment/Flat until all the dues payable by the Allottee(s) to the Promoter and Vendor under this agreement are fully paid up and only if the Allottee(s) had not been guilty of breach of or non-observance of any of the terms and conditions of this agreement and until the Allottee(s) has intimated in writing to the Promoter and Vendor and obtained written consent thereof.

52.4) In the event of the Promoter carrying out any work of additions and/or alterations as per instructions of the Allottee(s), the Allottee(s) shall keep the Promoter harmless and indemnified from all or any actions If taken by any person or authority or incidentals thereof. The Promoter shall not be bound to obtain completion/occupation certificate as per such additions or alterations which work shall be done by the Allottee(s) at his own costs and risk.

52.5) If the Allottee(s) shall desire to fit grill(s) to the balconies and/or windows then the Allottee(s) shall do so at his/her/their own costs

only as per the designs and specifications approved by the Promoter. The Allottee(s) shall not fit any grills or enclose the car parking space, if allotted, for exclusive use of the Allottee(s).

- 52.6) The Allottee(s) shall fit the Air Conditioners, chimneys, hanging telephone and telex wires, electric connection, fax, teleprinter, computer, devices which requires external wiring cables, lines, dish antennas in the spaces prescribed by the Architect of the Promoter and location of the same shall be restricted to the abovementioned space only.
- 52.7) There shall be no canopy or name-board projections in the front of or ahead of any structure or on any part of the Building(s).
- 52.8) The elevations and finishing material of the Building(s), both externally and internally, will not be permitted to be changed under any circumstances.
- 52.9) Not to fix any hooks, nails or electrical decorative lighting/fixtures etc. on the exterior or lobbies of the Building(s), on any occasions of marriages/festivals etc. without the prior permission of the Promoter.
- 52.10) No neon sign boards or electronic board(s) will be permitted to be displayed in any place in the compound or in any of the open space or on the top of any Building(s).

53) OTHER CONDITIONS:

- 53.1) It is specifically understood that the brochure(s), compact disk, online advertisements, hoardings, etc. published by Promoter from time to time in respect of the project is just advertisement material and contain various features such as furniture layout in Apartment/Flat, vegetation, plantation, shown around the building scheme, vehicles, colours, etc. are to increase the aesthetic value only and are not facts, These specification/amenities are not agreed to be developed or provided and the same shall not be considered in any manner as agreement between Vendor and Allottee(s).
- 53.2) The Allottee(s) is/are aware that the perspectives/elevation plans shown on the plans and/or in brochures are tentative and are likely to undergo change in course of construction, The Allottee(s) shall have no objection/complaints whatsoever on that account.
- 53.3) The Allottee(s) is/are hereby prohibited from raising any objection in the matter of allotment or sale accommodation /Apartment /Flat /garage car parking etc., on the ground of nuisance /annoyance/ inconvenience for any profession/ trade/ business etc, that has been or will be permitted by law or by local authority in the concerned locality.
- 53.4) The Allottee(s) authorizes and empower the Promoter to make representation by executing such documents and forms as may be necessary, for procuring electricity connection, water connection and meter for the said Apartment/Flat in the name of Allottee(s), municipal Assessment of the said Apartment/Flat in the name of

Allottee(s). The Allottee(s) undertakes to bear all the expenses at actuals for the same, as levied by the Competent Local Authority for entire financial year and at actuals as levied by the Competent Local Authority, even if the possession of the said Apartment/Flat is taken or given later.

- 53.5)** The Allottee(s) understands that the work of the development and construction on the said land by the Promoter may continue even after grant of possession of the said Apartment/Flat to the Allottee(s). The Allottee(s) shall not make any claims of any nature, relating to or on account of nuisance, annoyance, damages or compensation in this respect.
- 53.6)** Nothing contained in this agreement is intended to be nor shall be constructed as a grant, demise or assignment in law of the said Apartment/Flat or of building(s) or a part thereof. The Allottee(s) shall have no claim save and except in respect of the said Apartment/Flat hereby agreed to be sold to the Allottee(s) and all common, area and facilities will remain the property of the Promoter and Owners until the conveyance.
- 53.7)** Any delay tolerated or indulgence shown or commission on the part of the Promoter and/or Vendor in enforcing the terms of this Agreement or any forbearance or giving of time to the Allottee(s) by the Promoter and/or Vendor of any breach or non-compliance nor shall the same in any manner prejudice the rights of the Promoter and/or Vendor.
- 53.8)** The Promoter and Vendor has not undertaken any responsibility nor has agreed anything with the Allottee(s) orally or otherwise and there is no implied agreement or covenant on the part of the Promoter and/or Vendor other than the terms and conditions expressly provided under this agreement.
- 53.9)** The Allottee(s) herein represents, assures and declares that neither the Allottee(s) nor the members of the family are debarred or disentitled to acquire the said Apartment/Flat under any statute, notification, and rule for the time being in force.
- 53.10)** The Allottee(s) herein is/are aware of the fact that the Promoter and Vendor herein has entered or will enter into similar or separate agreement(s) with several other person(s) and party(s). The Allottee(s) has/have given irrevocable consent for the same.
- 53.11)** The Allottee(s) has/have read and understood all the terms and conditions of indemnity bonds/undertakings, etc. given by the promoter to the Collector/Corporation or any other authority and terms and conditions mentioned in Commencement Certificate, NA order and Completion Certificate [if any) and Allottee(s) agrees that this agreement is subject to the said terms and are also binding on the Allottee(s).
- 53.12)** The Promoter and Vendor shall have a first charge and/or lien on the said Apartment/Flat in respect of any amount payable by the Allottee(s) under the terms and conditions of this Agreement.

53.13) The Promoter shall be entitled to allot by way of lease or license an portion of the said land to any Government/semi Government/Local authority/MSEDCL or to any private party or parties etc. for operational services such as electricity, water, drainage, roads, access, telephone, dish antenna, cable T.V. etc. The Allottee(s) shall not be entitled to raise any objection or grievance about the same,

53.14) The Allottees is/are fully aware that the Promoter may have to construct some Apartment/Flats in the project for Maharashtra Housing and Area Development Authority and the Occupants/Allottee(s) of the such Apartment/Flats shall be member of the Ultimate Organization formed by the Promoter for the entire project. Also the Occupants/Allottee(s) of the such Apartment/Flats shall be entitled to use and enjoy all the common areas and amenities provided by the Promoter. The Occupants/Allottee(s) of the such Apartment/Flats shall be liable to bear necessary maintenance charges along with the other Apartment/Flat/ Apartment/Flat Allottee(s).

53.15) All phase wise construction has been made and executed for the convenience of the Promoter. No separate fencing and/or gate will be allowed for separating any particular phase of building(s) for whatsoever reason. All Allottee(s) in all phase(s) and building(s) shall have free access to all other phases and building(s).

54) FINANCE:

54.1) The Allottee(s) hereby consent(s) and authorize(s) the Promoter and Vendor for raising any finance by way of mortgage on the construction on the said land or project or any portion there of as and when deemed necessary by the Promoter and Vendor up to the extent of their respective shares as per Development Agreements and Supplementary Agreements.

54.2) After the Vendor executes this Agreement he shall not mortgage or create a charge on the said Apartment/Flat 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(s) who has taken or agreed to take such said Apartment/Flat.

54.3) The Allottee(s) may obtain finance from any bank/financial institution or any other source for purchase of the Apartment/Flat, but the Allottee(s) obligation to purchase the Apartment/Flat pursuant to this Agreement shall not be contingent on the Allottee(s) ability or competency to obtain such finance and the Allottee(s) will remain bound by the terms of this Agreement. The Allottee(s) hereby agree(s) that in case he has availed of any loan facility for the purchase of Apartment/Flat, then upon execution and registration of Conveyance Deed in respect of the Apartment/Flat, the original Conveyance Deed shall be received by the Promoter on behalf of the Allottee(s) from the registration office directly and shall be deposited with the concerned lending institution to create equitable mortgage on the Apartment/Flat in accordance with the terms of grant of the loan.

- 55) FURTHER ASSURANCES:** 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 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.
- 56) TRANSFER OF PROJECT:** The Promoter shall have right to transfer the project to any third party /entity subject to due compliance of the conditions as laid down under Section 15 of The Real Estate Act, 2016.
- 57) CHANGE IN CONSULTANTS:** The Promoters shall have every right to appoint new Architect and/or Structural engineer as per his discretion and choice.
- 58) TERMINATION OF AGREEMENT:**
- 58.1)** If the Allottee(s) herein violates any terms and conditions of this agreement for whatsoever reason Including non-payment of agreed consideration within stipulated period as mentioned herein above then, the Vendors shall have absolute right and authority to terminate this agreement, after deducting an amount of Rs, 25,000/- towards penalty/compensation, by giving prior notice in writing of its intention to terminate this agreement, by stating specific default, breach(s) of the terms and conditions being ground behind intention of termination of the agreement and the Allottee(s) herein within reasonable time may get the default rectified and which period will not be more than 15 days from the receipt of such notice. After giving notice in writing, if the Allottee(s) herein fail to rectify the default/breach of terms and conditions within aforesaid stipulated period, then this transaction shall stands cancelled and right title, interest of the Allottee(s) under this agreement towards the said Apartment/Flat shall also stand cancelled and the Allottee(s) shall have only right to receive the refund of the amount paid to the Vendor without any interest or compensation after deducting the aforesaid amount.
- 58.2)** For whatsoever reason if the Allottee(s) herein desire to terminate this agreement/transaction in respect of the said Apartment/Flat then, the Allottee(s) herein shall issue 15 days prior notice to the Vendors as to the intention of the Allottee(s) and on such receipt of notice the Vendors herein shall be entitled to deal with the said Apartment/Flat with prospective buyers.
- 58.3)** It is specifically agreed between the parties hereto that, if the transaction in respect of the said Apartment/Flat between the Vendors, Promoter and Allottee(s) herein is terminated as stated hereinabove, then all the instruments under whatsoever head executed between the parties hereto or between the Vendors, Promoter and Allottee(s) herein shall stands automatically cancelled.
- 58.4)** On termination of transaction in respect of the said Apartment/Flat as aforesaid the Allottee(s) herein shall be entitled to receive the amount

being refund of consideration paid by the Allottee(s) to the Vendors after re-transfer of the said Apartment/Flat by the Vendor.

- 58.5)** If the Vendors is able to re-transfer the said Apartment/Flat for the same consideration or higher consideration as compared to the consideration agreed between Vendors and Allottee(s) herein then, the Allottee(s) is/are entitled to receive and Vendors is bound to pay the entire part consideration paid by the Allottee(s) to the Vendors in pursuance of this Agreement without any interest, after deducting the aforesaid amount.
- 58.6)** If the Vendors is able to re-transfer the said. Apartment/Flat for a lesser consideration then the consideration agreed between Vendors and Allottee(s) herein then, the Vendors shall be entitled to deduct such differential amount of consideration from the amount paid by the Allottee(s) to the Vendors towards the consideration of the said Apartment/Flat and shall refund balance amount without any interest and accordingly the Allottee(s) herein shall be entitled to receive the same, after deducting the aforesaid amount.
- 58.7)** The Allottee(s) is/are not entitled to receive refund of amount paid by the Allottee(s) to the Promoter and/or Vendor towards GST, service Tax, VAT or any other taxes, cesses, Stamp Duty, Registration Fee, etc. in any manner.
- 58.8)** If the Allottee(s) has/have availed housing loan against the said Apartment/Flat from any Bank/financial-institute, etc. then the Allottee(s) is/are not entitled to receive the aforesaid refund till producing No-Dues Certificate and/ or Release Deed executed by such Bank/financial Institute for releasing the encumbrance of loan and interest thereon on said Apartment/Flat.
- 58.9)** Without pre-judice to the aforesaid conditions, it is further agreed between the parties hereto that on termination of this agreement and transaction between the parties hereto as aforesaid, the Allottee(s) shall only have the right to claim the refund of the amount as stated above on execution of Cancellation Deed and such an event all other rights under this agreement of the Allottee(s) herein stands automatically extinguished,
- 58.10)** This Agreement being registered agreement under the provision of Registration Act 1908, in light of the aforesaid cancellation or termination, the Allottee(s) has but if the Allottee(s) on termination as aforesaid. within one month fail to execute proper cancellation deed and admit the execution thereon personally the cancellation deed and admit the execution personally then for the purpose to execute such cancellation deed and admit the execution, the Allottee(s) herein for such cancellation deed or any other document as may executing these present, irrevocably nominate, constitute and appoint the Promotor required to cancel this transaction in law on termination of this agreement as aforesaid and who is entitled to do the same on refund of amount by cheque/demand draft as aforesaid by post. By executing these presents the Allottee(s) ratify and confirm and agree to ratify and confirm aforesaid at of the Constituted Attorney i.e. the Promoter herein by virtue of the present clause.

FIRST SCHEDULE
[Description of the Project land.]

All that piece and parcel of lands bearing (A) Survey No. 34/2 (old Survey No. 859/2) admeasuring 11 Are + 2 Are Potkharaba i.e. total 13 Are, (B) Survey No. 34/3 (old Survey No. 859/3) admeasuring 12 Are + 2 Are Potkharaba i.e. total 14 Are and (C) Survey No. 34/4 (old Survey No. 859/4) admeasuring 41 Are + 4 Are Potkharaba i.e. total 45 Are that all three lands (A+B+C) are together admeasuring 72 Ares i.e. 7200 sq. Mtrs. situated at revenue village Chovisawadi (Old Charholi Budruk), Taluka Haveli, District Pune, and within Jurisdiction of Sub Registrar Haveli and within limits of Pimpri Chinchwad Municipal Corporation, District Pune along with all the rights and benefits attached thereto and which is bounded as mentioned in the Development Agreements. Together with all the rights, title, interest, attachments thereto in the said land having Vahivat, Road, Access with all rights.

SECOND SCHEDULE

Specifications and Amenities OR Description of common areas and facilities

	SAID PROJECT-AREAS AND AMENITIES
1.	Driveways
2.	Security Cabin
3.	Elevators
4.	Corridors/Passages
5.	Staircase
6.	Refuge area
7.	Society Office
8.	Fitness Centre/Yogalaya
9.	Landscape amenities & Club house on ground floor
10.	Underground and overhead water tanks (fire tank and booster pump as per the fire norms / NBC 2016), pump rooms and STP.
11.	Organic waste converter.
12.	Hydrant system and such other fire safety facilities in the common areas of the said Building as per the fire norms & CFO.
13.	Fire alarm system and public address system for common areas.
14.	CCTV surveillance in select common areas as determined by the Promoter.
15.	DG backup for common areas and amenities.

SCHEDULE ‘A’

PLEASE INSERT DESCRIPTION OF THE [FLAT]

As per MAHARERA Project Name	Ivory Heights
Wing	A
Apartment/ Flat/Shop/Unit No.	Flat No. 406
Floor No.	4
RERA Carpet Area of the Apartment/ Flat/Shop/Unit in square meter	48.19 sq.mtrs.
Terrace Area of the Apartment/ Flat/Shop/Unit in square meter	2.63 sq.mtrs
Enclosed Balcony Area of the Apartment/ Flat/Shop/Unit in square meter	6.40 sq.mtrs
Total Usable Area of the Apartment/ Flat/Shop/Unit in sq.mtrs.	62.01 sq.mtrs
Covered Parking	Not Availed

IN WITNESS WHEREOF the parties hereto have affixed their seal and signatures to this agreement for sale at Pune in the presence of attesting witness, signing as such on the day first above written.

Photo	Thumb	Sign
“OWNER/SELLER/VENDOR ” Mrs. Medha Subhash Tapkir		

Photo	Thumb	Sign
M/S. CHAURANG VENTURES A registered partnership Firm Through its authorised partner Shri. Abhijit Shirish Bhamre		
“ THE CONSENTING PARTY ” “ THE PROMOTERS / DEVELOPERS ” PARTY OF THE THIRD PART.		

Signed and Delivered
By the Owners through POA holder

Photo	Thumb	Sign
1. Mr. Subhash Annasaheb Tapkir, 2. Mrs. Medha Subhash Tapkir, 3. Mr. Harshad Subhash Tapkir for himself and natural guardian of Rugved and Spruha, 4. Mrs. Supriya Harshad Tapkir, 5. Pradnya Abhijeet Taware – Owners 1 AND 1. Smt. Kantabai Tukaram Tapkir, 2. Sakharam Tukaram Tapkir for himself and as a natural guardian of master Ayush, 3. Mrs. Asha Sakharam Tapkir, 4. Sujit Sakharam Tapkir, 5. Mr. Sumit Sakharam Tapkir, 6. Mrs. Gajarabai@ Laxmi Suresh Ambale, 7. Mrs. Vaishali Somnath Walke, 8. Mr. Kaluram Sakharam Tapkir, 9. Mrs. Indumati Kaluram Tapkir, 10. Mr. Sandeep Kaluram Tapkir, 11. Mrs. Manisha Sandeep Tapkir, 12. Mr. Sahil Sandeep Tapkir, 13. Miss. Shravani Sandeep Tapkir, 14. Mrs. Madhuri@ Anuradha Dhananjay Thopte through their Power of Attorney Holder - Shri. Abhijit Shirish Bhamre, an authorized Partner of M/s. Chaurang Ventures - Owners 2		
OWNERS “ THE CONSENTING PARTY ” “ THE PROMOTERS / DEVELOPERS ” PARTY OF THE THIRD PART.		

Signed and Delivered
By the Allottee/s

Photo	Thumb	Sign
MR. PRATIK BHASKAR KHILARI “THE ALLOTTEE/PURCHASER” PARTY OF THE SECOND PART.		

Photo	Thumb	Sign
MRS. SAVITA BHASKAR KHILARI “THE ALLOTTEE/PURCHASER” PARTY OF THE SECOND PART.		

Witness:

1. Signature :

Name :

Address :

2. Signature :

Name :

Address :

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

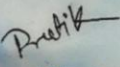
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नाम/ Name
PRATIK BHASKAR KHILARI

पिता का नाम/ Father's Name
BHASKAR KHILARI

जन्म की तारीख/ Date of Birth
19/10/1999



हस्ताक्षर/ Signature



22032018



भारत सरकार
Government of India



Aadhaar no. issued: 03/05/2013



प्रतिक भास्कर खिलारी
Pratik Bhaskar Khilari
जन्म तारीख/DOB: 19/10/1999
पुरुष/ MALE

आधार हा ओळखीचा पुरावा आहे, नागरिकत्व किंवा जन्मतारखेचा नाही.
हे फक्त पडताळणीसाठी वापरले जावे (ऑनलाइन प्रमाणीकरण किंवा QR कोडचे स्कॅनिंग/ ऑफलाइन XML)
Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

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माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAVITA BHASKAR KHILARI
DAGDU SAKHARAM BALCHARE

16/04/1977
Permanent Account Number

CLWPK1049L

स.भा. खिलारी
Signature



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72207239



भारत सरकार
GOVERNMENT OF INDIA



सविता भास्कर खिलारी
Savita Bhaskar Khilari
जन्म तारीख/ DOB: 16/04/1977
महिला / FEMALE



7224 6476 1530

आधार-सामान्य माणसाचा अधिकार