

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") executed on this _____ Date day of _____ (Month), 20_____,

By and Between

ANSAL HOUSING LIMITED, a public limited company registered under the Companies Act, 1956, having its registered office at 606, 6th Floor, Indraprakash, 21, Barakhamba Road, New Delhi-110001, having **PAN No. (AAACA0377R)** acting through _____, who has been duly authorized to execute the present Agreement for Sale vide the Board Resolution dated _____ hereinafter referred to as "**Promoter/Vendor**, Land owner , (which expression shall unless be repugnant to the context or meaning thereof be deemed to mean and include its successors, executors, administrators and permitted assigns);

IN FAVOUR OF

[If the Vendee is a company]

_____, (CIN No. _____), a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at _____, (PAN _____), represented by its signatory, _____, authorized (Aadhar No. _____) duly authorized *vide* board resolution dated _____, hereinafter referred to as the "**Vendee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns).

[OR]

[If the Vendee is a Partnership]

_____, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at _____, (PAN _____), represented by its authorized partner, _____, (Aadhar No. _____) authorized *vide* _____ herein referred to as the "**Vendee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns).

[OR]

[If the Vendee is an Individual]

Mr./Ms. _____, (Aadhar no. _____) son / daughter of _____, aged about _____, residing at _____, (PAN _____) herein called the "Vendee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns).

AND

Mr./Ms. _____, (Aadhar no. _____) son / daughter of _____, aged about _____, residing at _____, (PAN _____) herein called the "Vendee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns).

[OR]

[If the Vendee is a HUF]

Mr. _____, (Aadhar no. _____) son of _____ aged about _____ for self and as the Karta of the Hindu Joint Mitakshara Family known as _____ HUF, having its place of business / residence at _____, (PAN _____) herein called the "Vendee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the members or member for the time being of the said HUF, and their respective heirs, executors, administrators and permitted assigns)

Hereinafter the Vendor and Vendee are collectively referred to as the "Parties" and individually as the "Party" as the contexts demand.

DEFINITIONS:

For the purpose of this Agreement for Sale, unless the context otherwise requires:

- (a) "Act" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016);
- (b) "Authority " means Uttar Pradesh Real Estate Regulatory Authority.
- (c) "Government" means the Government of Uttar Pradesh
- (d) "Rules" means the Uttar Pradesh Real Estate (Regulation and Development) (Amendment) Rules, 2016 as amended from time to time.
- (e) "Regulations" means the Regulations made under the Real Estate (Regulation and Development Act, 2016;
- (f) "Rule" means a rule of Rules;
- (g) "section" means a section of the Act.

(h) "Booking Amount" or earnest money means 10 % of the Total Price of Unit/Plot/Apartment or Shop, as the case may be.

WHEREAS:

- A. The Land Owner/ vendors / promoters solute and lawful owner of the said land , admeasuring 2302.64 sq. mtr. situated at Village Roshanpur Doralli Tehsil & District Meerut Uttar Pradesh. That the said land is part and parcel of the land purchased by the Land Owner vide sale deed no. 9544 dated 15/09/2007 falling under khasra no. 40 & 41/1 situated at Village Roshanpur Doralli Tehsil & District Meerut Uttar Pradesh
- B. The said Land is earmarked for the purpose of developing a commercial project comprising of shops along with other facilities/amenities as described in the sanctioned plan no shopping center/02200/MDA/BP/21-22/0135/19102021 dated 01/11/2021 the said Project shall be known as **"Town Center, at Ansal Town Meerut "** (hereinafter referred to promoter so as the said **"Project"**). A copy of the sanctioned map is annexed herewith as **Schedule-1**.
- .64**
- C. The Vendor are fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Vendor regarding the said Land on which Project is to be constructed have been complied with.
- D. The Meerut Development Authority (MDA) has granted the approval vide sanction plan no shopping center/02200/MDA/BP/21-22/0135/19102021 dated 01/11/2021 develop the Project.
- E. The Vendor has obtained the final layout plan/ approvals for the project from the Meerut Development Authority. The Vendor agrees and undertakes that he shall not make any changes to these layout plans except in strict compliance with section 14 of the Act and other laws as applicable. The Vendor agrees and undertakes that it shall not make any changes to these approved plans, except in strict compliance with Section 14 of the Act and other laws as applicable;
- F. The Vendor have registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Lucknow under registration no.
- G. The Vendee had applied for a Shop in the Project *vide* application no. _____ dated _____ and has been allotted Shop no. _____ having area of _____ square Yd/_____ square meter, as permissible under the applicable law and of pro rata share in the common

areas (“**Common Areas**”) as defined under clause (n) of Section 2 of the Act (hereinafter referred to as the said “**Shop/Unit**” more particularly described in **Schedule A**);

H. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein.

I.[**additional disclosure/details**]

J. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable in the State and related to the Project.

K. 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.

L. 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 agree to sell and the Vendee hereby agrees to purchase the said unit as specified in the Para G above.

NOW THEREFORE, in consideration of the mutual representations, covenants, assurances, promises and agreements contained herein and other good and valuable consideration, the Parties agree as follows:

1. TERMS:

1.1. Subject to the terms and conditions as detailed in this Agreement, the Vendor agrees to sell to the Vendee and the Vendee hereby agrees to purchase the unit as specified in the Para G above.

1.2. The Total Price of the said shop/unit is _____ (Rupees _____ only) (hereinafter referred to as “**Total Price**”) as detailed below:

DESCRIPTION OF THE SHOP/UNIT	*Rate of Shop/Unit
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Block/Building/Tower No. _____ Per sq. mtr.
Shop No. _____	
Type _____ Per sq. ft.
Floor _____	
Carpet Area of the Shop/Unit _____ sq. ft. _____ sq.mtr.	
Garage/closed Parking (if Applicable) _____	
Total price (In Rupees)	

BREAKUP OF TOTAL PRICE OF THE UNIT

PARTICULARS	AMOUNT (IN RUPEES)	RATE OF TAX	TAXES (IN RUPEES)	TOTAL AMOUNT (IN RUPEES)
Basic Price of the unit				
External Development Charges (EDC)				
Preferential Location Charges (PLC), if any				
Garage/Closed Parking Charges, if any.				
Any other charges _____ (description)				
Total				

***NOTE:**

- Price per sq. ft. = Total Price/Carpet Area in Sq. ft.

- Price of unit per sq. ft = Total Price / Area in Sq. ft.
- Conversion of units: 1 metre = 10.7639 sq. ft.
- Breakup of the amount i.e. towards EDC/IDC and PLC etc. is calculated on carpet area as per the current rates/norms, in case the rates are increased by the government/authorities then such increased amount shall be payable by the Vendee.
- The above mentioned Total Price includes cost of maintenance charges up to the period of 30 days from the date of offer of possession. Thereafter, the maintenance shall be charged by the vendor and payable by the vendee as per clause 11.
- The cost of stamp duty, registration fee and any other charges related to execution and registration of any agreement (including the present one), Sale/Conveyance/Lease deed etc. shall be paid by the Vendee in addition to the total price mentioned above.
- The cost of Electricity Meter connection and actual electricity consumption is not included in the total price mentioned above, accordingly the electricity supplied by the electricity board/electricity corporation shall be distributed to the Vendees /Allottees by the competent authority/ Vendor(s) or its nominated maintenance agency, as the case may be. Hence, the Vendee shall pay the cost of electricity meter connection charges and charges for actual electricity consumption to the competent authority/ Vendor(s) or its nominated maintenance agency, as the case may be, as per the bill raised by the same.

EXPLANATION:

- (i) The Total Price as mentioned above includes the booking amount paid by the Vendee to the Vendor towards the said unit;
- (ii) The Total Price as mentioned above includes Taxes (GST and Cess or any other taxes/fees/charges/levies etc.) which may be levied, in connection with the development/construction of the Project paid/payable by the Vendor, up to 30 days from the date of offer of possession of the said unit to the vendee. It is further clarified that in case the possession is offered by the Vendor and the same is not taken within 30 days from the date of offer of possession then the said unit shall be deemed to have been handed over for the purpose of liabilities towards such taxes/fees/ charges/levies etc.

Provided that in case there is any change/modification in the taxes/charges /fees/levies, etc., the subsequent amount payable by the Vendee to the Vendor shall be increased/reduced based on such change / modification.

Provided further that if there is any increase in the taxes after the expiry of the scheduled date of completion of the Project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said Project by the Authority, as per the Act, the same shall not be charged from the Vendee(s);

- (iii) The Vendor shall periodically intimate in writing to the Vendee, the amount payable as stated in (i) above and the Vendee shall make payment as per the payment plan with reference to clause 1.4. In addition, the Vendor shall provide to the Vendee the details of the taxes/fees/charges/levies, etc. paid or demanded along with the

acts/rules/notifications together with dates from which such taxes/fees/charges/levies etc. have been imposed or become effective;

- (iv) The Total Price of said unit includes recovery of price of land, construction of [not only the said unit but also the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the shop/unit/apartment, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment in the Common Areas, maintenance charges as per Para 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the said unit and the Project.

- 1.3 The Total Price is escalation-free, save and except increases which the Vendee hereby agrees to pay, 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 from time to time. The Vendor undertakes and agrees that while raising a demand on the Vendee for increase in development charges, cost/charges/fees/levies, etc. imposed by the competent authorities, the Vendor shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Vendee, which shall only be applicable on subsequent payments.

Provided that if there is any new imposition or increase of any development fee after the expiry of the scheduled date of completion of the Project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said Project by the Authority, as per the Act, the same shall not be charged from the Vendee(s).

- 1.4 The Vendee(s) shall make the payment as per the payment plan set out in **Schedule C ("Payment Plan")**.

- 1.5 The Vendor may allow, in its sole discretion, a rebate for early payments of installments payable by the Vendee by discounting such early payments @ 10% per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to Vendee by the Vendor.

Provided that in order to claim entitlement for rebate, the Vendee shall make payment of the installment atleast 90 (ninety) days in advance from the date it becomes due and payable to the Vendor.

- 1.6 It is agreed that the Vendor shall not make any additions and alterations in the sanctioned layout plans and specifications and the nature of fixtures, fittings and amenities described herein at **Schedule "D"** (which shall be in

conformity with the advertisement, prospectus etc., on the basis of which sale is effected) in respect of the said unit without the previous written consent of the Vendee as per the provisions of the Act; Provided that the Vendor may make such minor additions or alterations as may be required by the Vendee which may be chargeable, or such minor changes or alterations as per the provisions of the Act.

- 1.7 The Vendor shall confirm the final carpet area that has been allotted to the Vendee after the construction of the building is complete and the occupancy certificate/part completion or completion certificate* (as applicable) is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The total Price payable for the carpet area shall be recalculated upon confirmation by the Vendor. If there is reduction in the area then the Vendor shall refund the excess money paid by Vendee within forty five days with annual interest at the rate prescribed in the Rules, from the date when such an excess amount was paid by the Vendee. If there is any increase in the area, which is not more than three percent of the carpet area of the said unit, allotted to the Vendee, the Vendor may demand that from the Vendee as per the next milestone of the Payment Plan as provided in Schedule C. All these monetary adjustments shall be made at the same rate per square mtr./sq. feet as agreed in Clause 1.2 of this Agreement.
- 1.8 Subject to Clause 9.3, the Vendor agree and acknowledges that the Vendee shall have the right to the said unit as mentioned below:
- (i) The Vendee shall have exclusive ownership of the said unit;
 - (ii) The Vendee shall also have undivided proportionate share in the Common Areas. Since the share/interest of Vendee in the Common Areas is undivided and cannot be divided or separated, the Vendee shall use the common areas along with other occupants, maintenance staff etc. without causing any inconvenience or hindrance to them. It is clarified that the Vendor shall hand over the Common Areas to the association of the Vendees after duly obtaining completion certificate from the competent authority as provided in the Act. Further, the right of the Vendee to use the common areas shall always be subject to timely payment of maintenance charges and other charges as applicable.
 - (iii) The computation of the Total price of the said unit includes recovery of price of land, construction of not only the said unit but also the common areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connection to the unit, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection, and firefighting equipment in the common areas, maintenance charges (as per Para

11) etc. and includes cost for providing all other facilities, amenities and specification to be provided within the unit and the project.

- (iv) The Vendee has the right to visit the Project site to assess the extent of development of the Project and his/her/its unit, as the case may be. Provided that the Vendee shall give 7 (seven) days advance notice in this regard to the Vendors and shall comply with all the safety norms and requirements while visiting the under construction Project.

1.9 It is made clear by the Vendor and the Vendee agrees that the said unit shall be treated as a single unit for all purposes. It is agreed that the project is an independent, self-contained project covering the said land and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Vendee. It is clarified that Project's facilities and amenities other than declared as independent area in deed of declaration under sub section (1) of section 12 in form 'A' of UP Apartment (Promotion of Construction, Ownership and maintenance) Act-2010 of Rules 2011, shall be available for use and enjoyment of the Vendees of the Project.

1.10 The Vendor agrees to pay all outstanding payments before transferring the physical possession of the said unit to the Vendee, which it has collected from the Vendee, for the payment of such outstanding (including Land cost, ground rent, municipal or other local taxes/charges/levies etc., charges for water or electricity, maintenance charges up to 30 days from the date of offer of possession , including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the Project). If the Vendor fails to pay all or any of the outstanding(s) collected by it from the vendees or any liability, mortgage loan and interest thereon before transferring the said unit to the vendees, the Vendor agrees to be liable, even after the transfer of the property, to pay such outstanding(s) and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefor by such authority or person.

1.11 The Vendee has paid a sum of Rs. _____
(Rupees _____
_____ only) as booking amount being part payment towards the Total Price of the said unit at the time of application, the receipt of which the Vendor hereby acknowledge and the Vendee hereby agrees to pay the remaining price of the said unit as prescribed in the Payment Plan [Schedule C] as may be demanded by the Vendor within the time and in the manner specified therein:

Provided that if the Vendee delays in payment towards any amount which is payable, he shall be liable to pay interest at the rate as specified in the Rules.

2 MODE OF PAYMENT:

Subject to the terms of the Agreement and the Vendor abiding by the construction/development milestones, the Vendee shall make all payments, on written demand by the Vendor, within the stipulated time as mentioned in the Payment Plan [Schedule C] through A/c Payee cheque/demand draft/bankers cheque or online payment (as applicable) in favour of _____ payable at ____.

Provided that in case the cheque submitted by the Vendee towards payment of any installment or any other due payable by him/her is dishonored for any reason whatsoever, the Vendor shall notify about the same to the Vendee and the Vendee, within 15 (fifteen) days of receiving such intimation, shall deposit the entire cheque amount together with cheque dishonor charges and interest, with the Vendor. In case, the Vendee fails to make such due payments (including cheque dishonor charges and interest) within the period of 15 (fifteen) days, the Vendor shall be entitled to but not limited to initiating proceedings under Section 138 of the Negotiable Instruments Act, 1881, in addition to all such other remedies as are available under present Agreement as well as the applicable laws and the same shall also be treated as breach of the terms and conditions of this Agreement and the Vendor shall have the right to terminate the same in the manner provided in this Agreement.

For the purpose of making payments to the Vendor as per the payment plan, the Vendee may avail loans from the Financial Institutions/Banks to finance the said unit. However, the Vendor shall not be responsible in any manner if a particular financial institution/Bank refuses to finance the said unit to the Vendee on any ground. The responsibility of getting the loan sanctioned and disbursed as per the payment schedule and its repayment with interest accrued thereon to the financial institution/Bank will rest exclusively on the Vendee and under no circumstance the Vendor shall be assumed for any responsibility or liability in respect thereof. In the event of the loan not being sanctioned or the disbursement getting delayed, the payment to the Vendor as per the schedule shall be ensured by the Vendee along with interest on delayed payments, if any.

In case, where the Vendee has opted for long term payment plan arrangement with any Financial Institution/Banks, the Conveyance Deed of the said unit in favour of the Vendee shall be executed as per the arrangements among the Vendee, Bank/financial institution and the Vendor.

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES:

- 3.1 The Vendee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and the Rules and Regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Vendor with such permission, approvals which would enable the Vendor to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or the statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Vendee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she may be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.
- 3.2 The Vendor accept no responsibility in regard to matters specified in Clause 3.1 above. The Vendee shall keep the Vendor fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Vendee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Vendee to intimate the same in writing to the Vendor immediately and comply with necessary formalities if any under the applicable laws. The Vendor shall not be responsible towards any third party making payment/remittances on behalf of any Vendee and such third party shall not have any right in the allotment of the said unit in any way and the Vendor shall be issuing the payment receipts in favour of the Vendee only.

4 ADJUSTMENT/APPROPRIATION OF PAYMENTS:

The Vendee 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 first towards interest/ charges and under any head(s) of dues against lawful outstanding of the Vendee against the said unit and the Vendee undertakes not to object/demand/direct the Vendor to adjust his payments in any manner.

5 TIME IS ESSENCE:

Time is of the essence for the vendor as well as the vendee. The Vendor shall abide by the time schedule for completing the Project as disclosed at

the time of registration of the Project with the Authority and towards handing over the said unit to the Vendee and the common areas to the association of venders or the competent authority as the case may be. Similarly, the Vendee shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the agreement.

6 CONSTRUCTION/DEVELOPMENT OF THE PROJECT:

The Vendee has seen the proposed layout plan, specifications, amenities and facilities of the said unit and accepted the floor plan, payment plan and the specifications, amenities and facilities [annexed along with this Agreement] which has been approved by the competent authority, as represented by the Promoter. The Vendor shall develop the Project in accordance with the said layout plans, floor plans and specifications, amenities and facilities. Subject to the terms in this Agreement, the Vendor undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by terms & condition of Brochure, allotment, lease deed and the bye-laws, FAR and density norms and provisions prescribed by the relevant Act, rules, regulations and bye-laws and shall not have an option to make any variation /alteration / modification in such plans, other than in the manner provided under the Act, and breach of this term by the Promoter shall constitute a material breach of the Agreement.

7 POSSESSION OF THE UNIT:

7.1 Schedule for possession of the said unit - The Vendor agrees and understands that timely delivery of possession of the said unit to the Vendee and the common areas to the association of Vendees or the competent authority, as the case may be, is the essence of the Agreement. The Vendor, assures to hand over possession of the said unit along with ready and complete common areas with all specifications, amenities and facilities of the project in place on, unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project ("Force Majeure"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Vendee agrees that the Vendor shall be entitled to the extension of time for delivery of possession of the said unit. Provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Vendee agrees and confirms that, in the event it becomes impossible for the Vendor to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Vendor shall refund to the Vendee the entire amount received by the Vendor from the allotment within ninety days from the date of termination of Allotment. The Vendor shall intimate the Vendee about such termination at least thirty days prior to such termination. After

refund of the money paid by the Vendee, the Vendee agrees that he/she shall not have any rights, claims etc. against the Vendor and that the Vendor shall be released and discharged from all its obligations and liabilities under this Agreement.

- 7.2 Procedure for taking possession of the Unit - The Vendor, upon obtaining the occupancy certificate/ part completion or completion certificate* from the competent authority shall offer in writing the possession of the said unit, to the Vendee in terms of this agreement to be taken within two months from the date of issue of completion certificate/occupany certificate (as applicable). [Provided that, in the absence of Applicable Law the conveyance deed in favour of the Allottee shall be carried out by the Promoter within 3 months from the date of issue of completion certificate/occupany certificate (as applicable)]. The Vendor agrees and undertakes to indemnify the Vendee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Vendor. The Vendee, after taking possession, agrees to pay the maintenance charges as determined by the by the Vendor/Association of Vendees, as the case may be after issuance of the completion certificate/occupany certificate (as applicable) of the said unit to the Vendee at the time of conveyance of the same. The vendor on its behalf shall offer the possession to the Vendee in writing within 30 days of receiving the occupancy certificate/ part completion or completion certificate* of the project.

That the physical possession of the said unit shall be given to the Vendee by the Estate Manager/Project Incharge of the Project only after the Vendee provides original Possession Memo issued by the Vendor, authorizing the Estate Manager/Project Incharge to hand over the physical possession to the Vendee. The Vendor shall issue such Possession Memo only after the Vendee has paid all the dues, deposited and signed all the requisite documents.

Provided that where the Vendor have applied for the occupation certificate by submitting the application and all other documents with the competent authority and neither any objection nor the occupation certificate* has been received from the authority within 3 (three) months of such application, the Vendor shall offer in writing the possession of the said unit to the Vendee as stated above.

Provided that where the Vendor make the offer of possession of the said unit to the Vendee but the Vendee fails to take the possession after completing all the formalities within 30 (thirty) days of such offer, the Vendee shall be liable to pay the maintenance charges as described above after the expiry of thirty days from the date of such offer of possession.

- 7.3 Failure of Vendee to take Possession of the Unit - Upon receiving a written intimation from the Vendor as per Clause 7.2, the Vendee shall take possession of the said unit from the Vendor by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement and the Vendor shall give possession of the said unit to the Vendee after the Vendee remits all the balance dues and interest, if any, standing against the said unit along with stamp duty and registration charges within the time period prescribed in the offer of possession letter. The Vendee shall also obtain No Objection Certificate/No Dues Certificate from the maintenance agency prior to seeking possession of the said unit, where after the Vendor shall give possession of the said unit to the Vendee as per terms and conditions of the Agreement. In case, the Vendee fails to take possession within the time provided in Clause 7.2, such Vendee shall continue to be liable to pay maintenance charges as applicable.

On failure of Vendee to pay the installment as per schedule given in the Agreement, apart from paying the interest on the delayed amount, the possession of the said unit shall be extended to the period of delay in paying the defaulted amount. Provided if the Vendee fails to take possession of the said unit, even if all dues have been paid, within a period of 180 days from the date of offer of possession or any date, if extended by the Company in its sole discretion, the Company will not be responsible for deterioration in the condition of the said unit and will hand over the physical possession on as is where is basis and any work or expense to improve on the condition of the said unit will have to be carried out and borne by the Vendee itself.

- 7.4 Possession by the Vendee - After obtaining the occupancy certificate/ part completion or completion certificate* of the Project and handing over physical possession of the said unit to the vendees, it shall be the responsibility of the Vendor to hand over the necessary documents and plans, including common areas, to the association of vendees or the competent authority, as the case may be as per local laws. Provided that, in the absence of any Applicable Law, the Vendor shall handover the necessary documents and plans, including Common Areas, to the association of Vendees or the competent authority, as the case may be, within thirty days after obtaining the completion certificate/occupancy certificate (as applicable)]. Provided that it shall be the responsibility of the Vendee or the Association, as the case may be, to approach and collect the documents and plans, including common areas, from Vendor after receiving an intimation in this regard.
- 7.5 Cancellation by Vendee. - The Vendee shall have the right to cancel/with draw his allotment in the Project as provided in the Act:

Provided that where the Vendee proposes to cancel/withdraw from the Project without any fault of the Vendor, the Vendor herein is entitled to

forfeit 10 % of total amount of the consideration money, interest and other dues payable for the allotment. The balance amount of money paid by the Vendee shall be returned by the Vendor to the Vendee as within 90 days of such cancellation.

- 7.6 Compensation - The Vendor shall compensate the Vendee in case of any loss caused to him due to defective title of the Land, on which the Project is being developed or has been developed, in the manner as provided under the Act and the claim for interest and compensation under this provision shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a "*Force Majeure*", order of any court, Tribunal or Authority, Government policy/guidelines, decisions, if the Vendor fails to complete or is unable to give possession of the said unit (i) in accordance with the terms of this Agreement, duly completed by the date of specified herein; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act; or for (iii) any other reason; the Vendor shall be liable, on demand to the Vendee, in case the Vendee wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the said unit, with interest at the rate specified in the Rules within forty five days of it becoming due. Provided that where if the Vendee does not intend to withdraw from the Project, the Vendor shall pay the Vendee, interest at the rate specified in the Rules for every month of delay, till the handing over of the possession of the said unit.

8 REPRESENTATIONS AND WARRANTIES OF THE VENDOR:

The Vendor hereby represents and warrants to the Vendee as follows:

- (i) The Vendor has absolute, clear and marketable title with respect to the said Land; the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said Land for the Project;
- (ii) The Vendor has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;
- (iii) The land is mortgaged with HDFC Ltd.
- (iv) There are no litigations pending before any Court of law or Authority with respect to the said Land, Project or the said unit;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and said unit are valid and subsisting and have been obtained by following due process of law. Further, the Vendor has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Land, Building and unit and common areas;

- (vi) The Vendor 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 Vendee created herein, may prejudicially be affected;
- (vii) The Vendor has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land, including the Project and the said unit which will, in any manner, affect the rights of Vendee under this Agreement;
- (viii) The Vendor confirms that the Vendor is not restricted in any manner whatsoever from selling the said unit to the Vendee in the manner contemplated in this Agreement;
- (ix) At the time of execution of the conveyance deed the Vendor shall handover lawful, vacant, peaceful, physical possession of the said unit to the Vendee and the common areas to the association of Vendee or the competent authority, as the case may be;
- (x) The Schedule Property is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Schedule Property;
- (xi) The Vendor has duly paid and shall continue to pay and discharge all 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 till the completion certificate has been issued and possession of unit or building, as the case may be, along with common areas (equipped with all the specifications, amenities and facilities) has been handed over to the Vendee and the association of Vendees or the competent authority, as the case may be;
- (xii) 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 by or served upon the Vendor in respect of the said Land and/or the Project.

9 EVENTS OF DEFAULTS AND CONSEQUENCES:

9.1 Subject to the "*Force Majeure*", order of any court, Tribunal or Authority, Government policy/guidelines, decisions, the Vendor shall be considered under a condition of Default, in the following events:

- (i) Vendor fail to provide ready to move in possession of the developed unit to the Vendee within the time period specified. For the purpose of this Clause, 'ready to move in possession' shall mean that the unit shall be in a habitable condition which is complete in all respects

including the provision of all specifications, amenities and facilities, as agreed to between the Parties, and for which occupation certificate* or the part thereof has been issued by the competent authority;

- (ii) Discontinuance of the Vendor's business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made thereunder.

9.2 In case of Default by Vendor under the conditions listed above, Vendee is entitled to the following:

- (i) Stop making further payments to the Vendor as demanded by the Vendor. If the Vendee stops making payments, the Vendor shall correct the situation by completing the construction/development milestones and only thereafter the Vendee be required to make the next payment without any interest for the period of such delay; or
- (ii) The Vendee shall have the option of terminating the Agreement, in which case the Vendor shall be liable to refund the entire money paid by the Vendee under any head whatsoever towards the purchase of the unit, along with interest at the rate specified in the Rules within forty five days of receiving the termination notice: Provided that where a Vendee does not intend to withdraw from the Project or terminate the Agreement, he shall be paid, by the Vendor, interest at the rate specified in the Rules, for every month of delay till the handing over of the possession of the unit, which shall be paid by the Vendor to the Vendee within forty five days of it becoming due.

9.3 The Vendee shall be considered under a condition of Default, on the occurrence of the following events:

- (i) In case, the Vendee fails to make payments for two consecutive demands made by the Vendor as per the Payment Plan annexed hereto, despite having been issued notice in that regard the Vendee shall be liable to pay interest to the Vendor on the unpaid amount at the rate specified in the Rules;
- (ii) In case of Default by Vendee under the condition listed above continues for a period beyond 90 (ninety) days after notice from the Vendor in this regard, the Vendor may cancel the allotment of the said unit in favour of the Vendee and refund the money paid to him by the Vendee by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated.

10 CONVEYANCE OF THE UNIT:

The Vendor on receipt of Total Price of the said unit under the Agreement from the Vendee, shall execute a conveyance deed and convey the title of the said unit, in favour of the Vendee or its nominee preferably within 3 (three) months from the issuance of the occupancy certificate/ part completion or completion certificate*. However, in case the Vendee fails to deposit the stamp duty, registration charges and all other incidental and legal expenses etc. so demanded within the period mentioned in the demand letter, the Vendee authorizes the Vendor to withhold registration of the conveyance deed in his/her favour till full and final settlement of all dues and stamp duty and registration charges to the Vendor is made by the Vendee. The Vendee shall be solely responsible and liable for compliance of the provisions of Indian Stamp Act, 1899 including any actions taken or deficiencies/penalties imposed by the competent authority(ies). In case, the conveyance deed cannot be executed because of any Force Majeure circumstances as listed above and the Vendee has paid stamp duty, lease rent, registration charges and any other incidental charges on demand from the Vendor or otherwise, the same shall be executed at the next earliest possible time allowed by the authorities and if, during such delayed period, stamp or other related charges are increased by the authorities then the Vendee will have to pay for the shortfall in such stamp or other related charges. Further, the Vendor shall not be liable to pay any interest or compensation to the Vendee for such delayed period.

11 MAINTENANCE OF THE SAID BUILDING / UNIT / PROJECT:

The Vendor shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance of the Project by the association of vendees or competent authority, as the case may be, upon the issuance of the occupancy certificate/ part completion or completion certificate* of the Project, as the case may be. The Total Price of the said unit includes maintenance charges up to the period of 30 days from the date of offer of possession. Thereafter, such maintenance charges shall be calculated as per actual cost of maintenance plus 20% towards administrative charges and management fees. The Vendee agrees to execute a separate agreement for maintenance, at the time of conveyance of the said unit, with the nominee of the Vendor or the Association of the Vendees, as the case may be, and shall also deposit the interest free maintenance security amount as per the terms and conditions of the maintenance agreement.

In case, the Vendee/association of Vendees fails to take possession of the said essential services within 30 days from the date of offer of possession as envisaged in the agreement or prevalent laws governing the same, then in such a case, the Vendor or its nominee have the right to recover such

reasonable amount (calculated as per actual cost of maintenance plus 20% towards administrative charges and management fees) as spent on maintaining such essential services. The Vendee shall also pay Rs _____/- per sqft towards Maintenance Security Deposit.

12 DEFECT LIABILITY:

It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Vendor as per the agreement for sale relating to such development is brought to the notice of the Vendor within a period of *five years* by the Vendee from the date of handing over possession of the said unit, it shall be the duty of the Vendor to rectify such defects without further charge, within thirty days, and in the event of Vendor's failure to rectify such defects within such time, the aggrieved Vendee shall be entitled to receive appropriate compensation in the manner as provided under the Act.

Provided that, the Vendor shall not be liable for any such structural/ architectural/interior defect induced by the Vendee, by means of carrying out structural or architectural or interior changes from the original specifications/ design. Provided further that, the Vendor shall not be liable for rectification of any such defect as stated above in case of the Vendee fails to take over possession of the said unit within 6 (six) months of the offer of possession of the same by the Vendor. That the defect liability shall be limited to the effect in construction (i.e. structure) however, general wear and tear and deterioration of roads due to wear and tear shall not be considered as defect liability. Defect liability shall not cover Force Majeure situations.

13. RIGHT TO ENTER THE PREMISES FOR REPAIRS

The Vendor / maintenance agency /association of Vendees shall have rights of unrestricted access of all Common Areas for providing necessary maintenance services and the Vendee agrees to permit the association of Vendees and/or maintenance agency to enter into the said unit /building or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

14. USAGE:

Use of Basement and Service Areas (as applicable): The basement(s) and service areas, if any, as located within the project, shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, fire-fighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The

Vendee shall not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the association of Allottees formed by the Allottees for rendering maintenance services.

15. GENERAL COMPLIANCE WITH RESPECT TO THE UNIT:

- 15.1 Subject to Clause 12 above, the Vendee shall, after taking possession, be solely responsible to maintain the said unit at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to said unit, or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the said unit and keep the unit, its boundary walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the adjacent buildings is not in any way damaged or jeopardized.
- 15.2 The Vendee further undertakes, assures and guarantees that he/she would not put any sign-board / name- plate, neon light, publicity material or advertisement material etc. on the face / facade of the building or anywhere on the exterior of the project, buildings therein or common areas. Further the Vendee shall not store any hazardous or combustible goods in the said unit or place any heavy material in the common passages or staircase of the common areas.
- 15.3 The Vendee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Vendor and thereafter, the association of Vendees and/or maintenance agency appointed by the association of Vendees. The Vendees shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

16. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:

The Parties are entering into this Agreement for the allotment of the said unit with the full knowledge of all laws, rules, regulations, notifications applicable to Projects in general and this project in particular. The Vendee hereby undertakes that he/she shall comply with and carry out, from time to time after he/she has taken over for occupation and use the said unit, all the requirements, requisitions, demands and repairs which are required by any competent authority in respect of the said unit at his/ her own cost.

17. ADDITIONAL CONSTRUCTIONS:

The Vendor undertake that it has no right to make additions or to put up additional structure(s) anywhere in the Project after the building plan has been approved by the competent authority(ies) except as provided for in the Act and relevant Rules. Therefore, the Vendor may make additions or put up additional structure(s) after taking the necessary approvals from the competent authority and the minimum required consent of the Vendees in the project as provided for in the Act and relevant Rules.

18. VENDOR SHALL NOT MORTGAGE OR CREATE A CHARGE:

After the Vendor execute this Agreement he shall not mortgage or create a charge on the said unit and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Vendee who has taken or agreed to take such unit. However, if any such charge is/are created then the Vendor shall duly intimate the Vendees about the same.

19. U.P. APARTMENT (PROMOTION OF CONSTRUCTION, OWNERSHIP AND MAINTENANCE OWNERSHIPACT 2010.

The Vendor have assured the Vendee that the Project in its entirety is in accordance with the provisions of the U.P Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010. The Promoter showing compliance of various laws/regulations as applicable in Uttar Pradesh.

20. BINDING EFFECT:

Forwarding this Agreement to the Vendee by the Vendor does not create a binding obligation on the part of the Vendor or the Vendee until, firstly, the Vendee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within thirty days from the date of receipt by the Vendee and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Vendor. If the Vendee fails to execute and deliver to the Vendor this Agreement within thirty days from the date of its receipt by the Vendee 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 Vendee for rectifying the default, which if not rectified within thirty days from the date of its receipt by the Vendee, application of the Vendee shall be treated as cancelled and all sums deposited by the Vendee in

connection therewith including the booking amount shall be returned to the Vendee without any interest or compensation whatsoever.

21. ENTIRE AGREEMENT:

This Agreement, along with its schedules, 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 unit as the case may be.

22. RIGHT TO AMEND:

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

23. PROVISIONS OF THIS AGREEMENT APPLICABLE ON VENDEE/ SUBSEQUENT/ VENDEES:

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 unit and the Project shall equally be applicable to and enforceable against and by any subsequent vendee(s) of the said unit, in case of a transfer, as the said obligations go along with the said unit for all intents and purposes.

For the purpose of above, it is clarified that Vendee may assign its rights to any third party as per the terms and condition of present agreement on payment of applicable administrative charges and also subject to prior intimation, permission of the Vendors and after completing the formalities required by the Vendors including but not limited to execution of fresh agreement for sale in accordance with the governing laws of land. However, the Vendor shall have first lien and charge on the said unit for all pending/outstanding dues and/ or that may hereafter become due and payable by the Vendee to the Vendor, in the event of the Vendee parting with his/her interest by creating any third party interest in the said unit.

24. WAIVER NOT A LIMITATION TO ENFORCE:

24.1 The Vendor may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Vendee in not making payments as per the Payment Plan [Annexure B] including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Vendee that exercise of discretion by the Vendor in the case of one Vendee shall not be construed to be a precedent and /or binding on the Vendor to exercise such discretion in the case of other vendees. It is

further agreed between the parties that such waiver may be subject to such terms and conditions as agreed between the parties at the time of waiver.

24.2 Failure on the part of the Parties to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

25. SEVERABILITY:

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder 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 thereunder 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.

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

Wherever in this Agreement it is stipulated that the Vendee has to make any payment, in common with other vendee(s) in Project, the same shall be the proportion which the area/carpet area of the said unit bears to the total area of all the units in the Project.

27. 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.

28. PLACE OF EXECUTION:

The execution of this Agreement shall be complete only upon its execution by the Vendor through its authorized signatory at the Vendor's Office, or at some other place, which may be mutually agreed between the Vendor and the Vendee. After the Agreement is duly executed by the Vendee and the Vendor, the said Agreement shall be registered at the office of the Sub-Registrar at

29. NOTICES:

That all notices to be served on the Vendee and the Vendor as contemplated by this Agreement shall be deemed to have been duly served if sent to the Vendee or the Vendor by Registered Post at their respective addresses specified below:

_____ Name of Vendee
_____ (Vendee Address)

Vendors
Ansal Housing and Construction Limited
606, 6th Floor, Indraprakash, 21 Barakhamba Road
New Delhi, 1100001

It shall be the duty of the Vendee, Vendor/Parties 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 Vendee, Vendor/Parties, as the case may be.

30. JOINT VENDEES:

That in case there are Joint Vendees all communications shall be sent by the Vendor to the Vendee 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 Vendees.

31. SAVINGS:

Any application letter, allotment letter, agreement, or any other document signed by the Vendees, in respect of the shop/unit, plot or building, as the case may be, prior to the execution and registration of this Agreement for Sale for such shop/unit, plot or building, as the case may be, shall not be construed to limit the rights and interests of the Vendee under the Agreement for Sale or under the Act or the Rules or the Regulations made thereunder.

32. 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 Act and the Rules and Regulations made thereunder including other applicable laws prevalent in the State for the time being in force.

33. DISPUTE RESOLUTION:

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Act. However, if both the parties agree then any dispute arising out or touching upon or in relation to the terms of the application, allotment and/ or Agreement including the interpretation and validity of the terms thereof and the respective rights and obligations of the parties may be settled through arbitration. The arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996 or any statutory amendments/modifications thereof for the time being in force. The arbitration shall be held at an appropriate location in Delhi by a sole arbitrator jointly appointed by the Vendor and the Vendee and arbitrator's decision shall be binding upon the parties and the cost of the Arbitration proceedings shall be borne by the Vendee.

* or such other certificate by whatever name called issued by the competent authority.

This Agreement is being executed in two counter parts each of which shall be deemed to be Original, but both of which together shall constitute one and the same instrument. Both the Parties to this agreement have retained one original copy each.

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

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Vendee: (including joint vendees)

(1) Signature _____
Name _____
Address _____

(2) Signature _____
Name _____
Address _____

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Vendor:

(1) Signature (Authorised Signatory) _____

Name- Ansal Housing & Limited

Address- 606, 6th Floor, Indraprakash, 21 Barakhamba Road, New Delhi,
110001

At _____ on _____ in the presence of:

WITNESSES:

1. Signature _____

Name _____

Address _____

2. Signature _____

Name _____

Address _____

[The Schedule to this Agreement for Sale shall be as between the Parties]
Schedule-I

DESCRIPTION OF THE PROJECT

Layout Plan is attached herein which contains complete description of the project.

Schedule-A

PLEASE INSERT DESCRIPTION OF THE SHOP/UNIT ALONG WITH
BOUNDARIES IN ALL FOUR DIRECTIONS

SCHEDULE-B

FLOOR PLAN OF THE SHOP/UNIT IS ATTACHED HEREIN.

SCHEDULE-C

PAYMENT PLAN

SCHEDULE-D
SPECIFICATIONS AND DESCRIPTION OF AMENITIES