



राजस्थान RAJASTHAN

8071/20  
02/10/2020

AW 582959

कोषाधिकारी, कोटा

10 AUG 2020

DECLARATION REGARDING AGREEMENT OF SALE

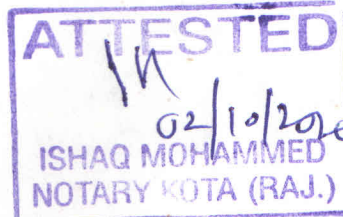
I Praveen Kumar Jain S/o Chandmal Jain age 52, Address: Flat No.703, Sumeru Ojas, R.K. Puram Kota (Rajasthan) - 324010 (Aadhar number: 4547 1676 1499) and Rinki Jain W/o. Praveen Kumar Jain (Aadhar number: 2759 2117 9230) (the promoter), Promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the agreement for sale of our project "Vastu-16." situated at Plot No. 31, 32 & 33 and Land Strip, Ramkrishan Puram-A, Tehsil -Ladpura, District- Kota, State- Rajasthan is in accordance to the 'Form-G' of Real Estate (Regulation and Development) Rules, 2017.
2. That none of the terms and conditions of the agreement to sale presented by us violate the laws and rules of the Real Estate (Regulation and Development) Act, 2016 and Rajasthan Real Estate (Regulation and Development) Rules, 2017.
3. That if any contradiction arises in future, Mr Praveen Kumar Jain and Mrs. Rinki Jain Promoter of the proposed project the deponent will be responsible for it.

Deponent

P Jain  
Rinki Jain

Page 1 of 1



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P Jain  
Rinki Jain

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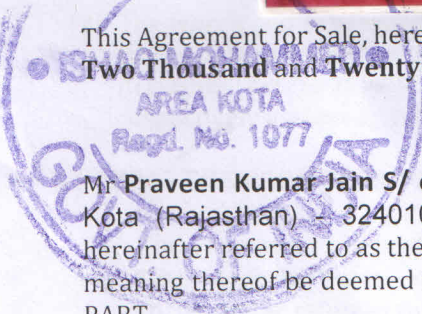
Agreement for Sale



Rinki Jain

Affix color photograph of Allottee with signature Across the photograph

This Agreement for Sale, hereinafter referred to as the Agreement, is executed on this ..... day of ..... Two Thousand and Twenty at Kota.



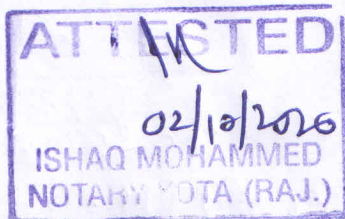
By and Between

Mr Praveen Kumar Jain S/ o Chandmal Jain age 52, Address: Flat No.703,Sumeru Ojas,R.K.Puram Kota (Rajasthan) - 324010 (Aadhar number: 4547 1676 1499) and his PAN is ABNPJ0472H hereinafter referred to as the "Promoter" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include, its assignees, legal successor(s) in interest) of the ONE PART.

And

Mrs. Rinki Jain w/o. Praveen Kumar Jain (Aadhar number: 2759 2117 9230 and her PAN is ABNPJ0362L hereinafter referred to as the " Promoter " (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include, its assignees, legal successor(s) in interest) of the ONE PART.

1



P Jain  
Rinki Jain



AND

Mr. .... S/o. Mr. .... Aged about ..... Years, R/o. .... (Aadhar No. ....) (hereinafter singly/ jointly, as the case may be, referred to as the "Allottee(s)", which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include their legal successor(s), administrators, executors successors & permitted assignees) of the OTHER PART.

The Promoter and the Allottee(s) shall hereinafter be collectively referred to as "Parties" and individually as a "Party".

**INTERPRETATIONS/ DEFINITIONS:**

(1) In this Agreement, the following expressions unless repugnant to the context shall have the meaning assigned thereto -

- (a) "Act" means the Real Estate (Regulation and Development) Act, 2016;
- (b) "Built-up area" means the sum of area of the Apartment or Flat. It shall include area encompassed within the walls of Apartment or Flat, all balconies, whether covered or uncovered, and thickness of wall. In case there be a common wall only 50% of thickness of such wall shall be taken in consideration for calculating the built-up area;
- (c) "Interest" means the interest payable at the rate specified in rule 17 of the rules;
- (d) "Para" means a Para of this Agreement;
- (e) "Maintenance Society" shall mean the society, association or body, by whatever name called, that may be formed under clause (e) of sub-section (4) of section 11 of the Act;
- (f) "Regulation" means the Regulation made under the Act;
- (g) "Rules" means the Rajasthan Real Estate (Regulation and Development) Rules, 2017;
- (h) "Schedule" means the Schedule attached to this Agreement; and
- (i) "Section" means the section of the Act.

(2) The words and expressions used herein but not defined in this Agreement and defined in the Act or in the Rajasthan Urban Improvement Act, 1959 (Act No. 35 of 1959) or in the Rajasthan Municipalities Act, 2009 (Act No 18 of 2009) or any other law for the time being in force shall have the same meanings respectively assigned to them in those laws.

**WHEREAS THE PROMOTER DECLARES THAT,-**

- A. The Promoter is in lawful possession of the land Khasara No. 31,32 & 33 ,Village- Ramkrishan Puram-A , Tehsil -**Ladpura**, District- **Kota**, State-**Rajasthan** with a total area admeasuring of **1082.70** Square Meters (herein after referred to as 'Land' and more fully described in the Schedule-I).
- B. The Promoter has a legal title to the Land with legally valid documents and is lawful owner of the land. The Land was purchased by the Promoter from following promoter/person -

S. No.	Name of Seller	Registered On	Sub-Registrar Office	Book No.	Volume No.	Page No.	Serial No.	Additional Book No.	Volume No.	Page No.
1.	Sh.Lokuram Malik s/o Sh.Chauthram Malik			1	722	43	5499 dated 29 09.1999			

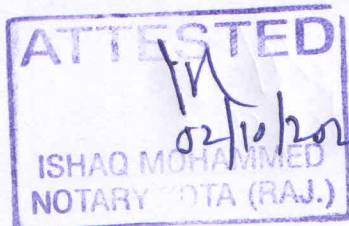


*[Handwritten signature: Jain]*  
*[Handwritten signature: Rinki Jain]*



2.	Sh.Lokuram Malik in favor of sh.Chandmal Jain		1	800	18	162 .dated 10.01.2002			
3.	Sh.Chandmal s/o sh.Kajodi lal		1	166	97	2011001774 dated 20.04.2011			
4.	Sh.Praveen Kumar Jain s/o sh.Chandmal Jain		1	201	170	2012003452 dated 14.09.2012			

- C. The said land is earmarked for the purpose of Residential multistory project comprising 16 Residential apartments and the said project shall be known as "**VASTU-16**"
- D. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the said land on which Project is to be constructed have been completed.
- E. The **UIT, Kota** has granted the commencement certificate to develop the Project vide its approval number dated **07/10/2016 F-7/DTP/2016/290/01**
- F. The Land is free from all encumbrances.
- G. The Promoter has conceived, planned and is in the process of developing a real estate project known as "**VASTU-16.**", (hereinafter referred to as the 'Project') after getting necessary permissions/ approvals from the concerned competent authorities and which inter-alia comprising 16 flats, Residential Flats and includes the common/facility areas, the development works, all improvements and all easements, rights and appurtenances belonging thereto, on a piece and parcel of Land admeasuring **1082.70** Square Meters situated at Plot No. 31,32 & 33 & Strip of land , Ramkrishan Puram-A , Tehsil -**Ladpura**, District- **Kota**, State-**Rajasthan** The location details are fully described in the Schedule-I.
- H. The Project has been registered with the Real Estate Regulatory Authority on **dated** ..... and the Project Registration Certificate No. is ..... This registration is valid for a period of ..... days commencing from ..... and ending with ..... unless extended by the Authority. The details of the Promoter and Project are also available in the website - <http://rera.rajasthan.gov.in> of the Authority.
- I. The layout plan/ site plan of the Project "**VASTU-16**" has been sanctioned on dated **07.10.2016** by the **URBAN IMPROVEMENT TRUST,KOTA(UIT)** and copy of which is enclosed as Schedule-2. The Promoter 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;
- J. The details of plan of development works to be executed in the proposed Project and the proposed facilities to be provided thereof including park facilities, water supply service, electricity facility etc. as provided under clause (e) of sub-section (2) of section 4, are as under :
- Road Network
  - Electrification
  - Park Development
  - Block Boundary
  - Water Tank (underground and overhead)
  - Sewerage Facility
  - Water Harvesting System
  - Water Pipe Line
  - Fire Fighting Equipement



*Jain*  
*Rinki Jain*



- K. The Promoter has opened a separate account in Branch ..... of ..... for the purpose as provided in sub- clause (D) of clause (I) of sub-section (2) of section 4.

**Detail of RERA 70 % Bank Account:**

Account Name	
Account no.	
IFSC	

**Detail of Master 100 % Collection Bank Account:**

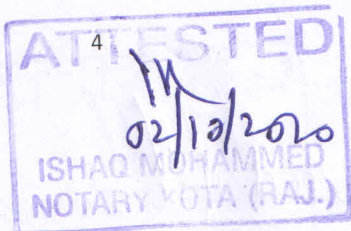
Account Name	PRAVEEN KUMAR JAIN AND RINKI JAIN
Account no.	7831000100027858
IFSC	PUNB0783100

- L. The Allottee(s), being aware of the Project and details given in the advertisements about the Project made by the Promoter and/or on visiting the model of the project, has applied for allotment and to purchase a FLAT (hereinafter referred to as the 'Unit') in the Project vide his/her/their/its **Application dated .....** The allottee(s) has also **deposited a sum of Rs. ..../- (Rupees ..... Only)** as an advance payment/ booking amount including application fee vide cheque No. ...., Branch..... (not being more than 10% of the cost of the FLAT as provided in sub-section (1) of section 13) and agrees to make timely and complete payments of the remaining sale price as well as other dues under this Agreement as per terms and conditions of this Agreement.
- M. The Allottee has applied for a FLAT in the Project vide **Application dated .....** and has been allotted **FLAT No. ....** having area of ..... **Square Meter** as permissible under the applicable law and of pro-rata share in the common areas as defied under clause (n) of section 2 of the Act, hereinafter referred to as the "FLAT", more particularly described in Schedule-4;
- N. The Parties have gone through all the terms & conditions set out in this Agreement and understood the mutual rights and obligations detailed herein. The Parties hereby confirm that they are signing this Agreement with full knowledge of the all laws, rules, regulations, notifications etc. applicable to the Project.
- O. 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;
- P. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the FLAT as specified in Para L and M.

**NOW THIS AGREEMENT WITNESSETH AND THE PARTIES HERETO MUTUALLY AGREE ON FOLLOWING TERMS AND CONDITIONS, NAMELY:-**

**1. TERMS :**

- 1.1 Subject to the terms & conditions as detailed in this Agreement, the Promoter hereby agrees to sell to the Allottee(s) and the Allottee(s) hereby agrees to purchase and receive the FLAT as specified in Para 'L and M'
- 1.2 The Total Price for the FLAT based on the area is **Rs. ..../- (In Words Rupees ..... Only) ("Total Price")** (Give break-up and description):-



P Jain

Rinki Jain



FLAT No. - .....	Rate of FLAT Per Square Meter - Rs. ....../-
Type - Residential FLAT	
Location - Village - .....	
Total Area: ..... Square Meter	
Total Price (In Rupees)	Rs. ....../-

**Explanation:**

- (i) The Total Price above includes the booking amounts of Rs. ....../- (Rupees ..... Only) paid by the allottee to the Promoter towards the FLAT as mentioned in Para 'L'.
- (ii) The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax and Cess or any other similar taxes which may be levied, {Except charges in relation to registration of UIT allotment letter} in connection with the development of the Project payable by the Promoter, by whatever name called) upto the date of the handing over the possession of the FLAT to the allottee and the Project to the competent authority, as the case may be, after obtaining the completion certificate:

Provided that in case there is any change/ modification in the taxes, the subsequent amount payable by the Allottee(s) to the Promoter 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 schedule 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 Allottee;

- (iii) The Promoter shall periodically intimate to the Allottee(s), the amount payable as stated in (i) above and the Allottee(s) shall make payment demanded by the Promoter within the time and in the manner specified therein. In addition, the Promoter shall provide to the Allottee(s) the details of the taxes paid or demanded along with the Acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;

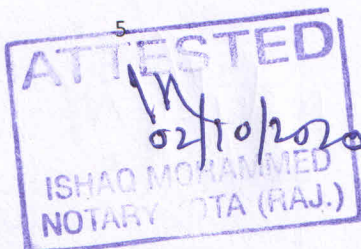
- 1.3 As mentioned in para 'L' above, the Promoter has already received an advance / booking amount from the Allottee(s) a sum of Rs. ....../- (Rupees ..... Only) (not being more than 10% of the total cost of the Unit as provided in sub-section (1) of section 13) out of the total price of Rs. ....../- and the Allottees(s) agrees and undertakes to pay the balance amount of Rs. ....../- of the total price strictly in accordance with the payment plan given below :-

Amt. Received as Advance	Rs. ....../- Vide Cheque No. ....
Detail of Remaining Amount to be Received	Rs. ....../- To Be Received Either From Bank Finance or From Allottee Or By Both

- 1.4 It is agreed that the Promoter shall not make any addition and alteration in the sanctioned plans, layout plans and specifications in respect of the FLAT without the previous written consent of the Allottee(s) as per the provisions of the Act:

Provided that the Promoter may make such minor additions or alterations as may be required by the Allottee(s), or such minor changes or alterations as per the provisions of the Act.

- 1.5 Subject to Term No. 8.3 the Promoter agreed and acknowledges, the Allottee shall have the right to the FLAT as mentioned below:



*Jain*

*Rinki Jain*



(i) The Allottee(s) shall have exclusive ownership of the FLAT;

(ii) The Allottee has the right to visit the Project site to assess the extent of development of the Project and his FLAT.

1.6 It is made clear by the Promoter and the Allottee agrees that the FLAT shall be treated as a single indivisible 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 accept for the purpose of integration of infrastructure for the benefit of the Allottee.

1.7 The Promoter agrees to pay all outgoings/ dues before transferring the physical possession of the FLAT to the Allottee(s) which it has collected from the Allottee(s), for the payment of outgoings/dues (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, 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 Promoter fails to pay all or any of the outgoings/ dues collected by it from the Allottee(s) or any liability, mortgage loan and interest thereon before transferring the FLAT to the Allottee(s), the Promoter agrees to be liable, even after the transfer of the property, to pay such outgoings/ dues 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 therefore by such authority or person.

1.8 The Allottee has paid a sum of **Rs. ....../- (Rupees ..... Only)** as booking amount being part payment towards the Total Price of the FLAT at the time of application the receipt of which the Promoter hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the FLAT as prescribed in the payment plan at Term No.1.3 above as may be demanded by the Promoter within the time and manner specified therein.

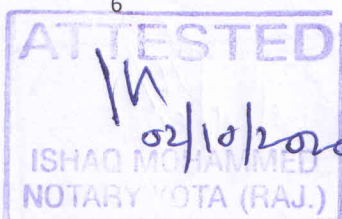
Provided that if the Allottee(s) delays in payment towards any amount which is payable, he shall be liable to pay interest at the rate prescribed in the Rules. The obligations of the Allottee(s) to pay the amount and the liability towards interest as aforesaid may be reduced when mutually agreed to between the Promoter and the Allottee(s).

## 2. MODE OF PAYMENT:

Subject to the terms of the agreement and the Promoter abiding by the construction milestones, the Allottee shall make all payments, on written demand by the Promoter, within the stipulated time as mentioned in the payment plan at Term No. 1.3 above through account payee cheque/ demand draft/ banker's cheque or online payment (as applicable) in favor of **Praveen Kumar Jain and Rinki Jain Promoter payable at KOTA.**

## 3. COMPLIANCE OF LAWS RELATING TO REMITTANCES:

3.1 The Allottee, if residence outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 ('FEMA'), Reserve Bank of India Act, 1934 ('RBI' Act) and the Rules and Regulation made there under or any statutory amendments or modifications made thereof and all others applicable laws including that of remittance of payment, acquisition/ sale/ transfer of immovable properties in India etc. and provide the Promoter with such permission, approval which would enable the Promoter 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 FEMA or statutory enactments or amendments thereof and the Rules and Regulation of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/ her part 2 comply with the applicable guidelines issued by the Reserve Bank of India, he/ she may be liable for any action under FEMA or other laws as applicable, as amended from time to time.



*[Handwritten signature]*  
*Rinki Jain*



3.2 The Promoter accepts no responsibility in regard to matters specified in Term 3.1 above. The Allottee shall keep the Promoter fully indemnified and harmless in this regards. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any, under the applicable laws. The Promoter shall not be responsible towards any third party making payment/remittances on behalf of Allottee and such third party shall not have any right in the application/allotment of the said Apartment/ FLAT apply for herein in any way and the Promoter shall be issuing the payment receipts in favor of the Allottee only.

#### 4. ADJUSTEMENT/ APPROPRIATION OF PAYMENTS:

The Allottee authorized the Promoter to adjust/ appropriate all payments made by him/ her under any head of dues against lawful outstanding of the Allottee against the FLAT, if any, in his/ her name and the Allottee undertakes not to object/ demand/ direct the Promoter to adjust his payments in any manner.

#### 5. TIME IS ESSENCE :

The Promoter 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 FLAT to the Allottee and the common areas to the competent authority, as the case may be.

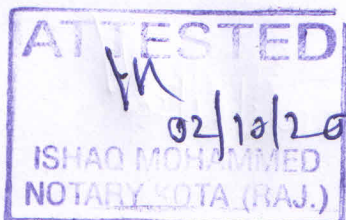
#### 6. DEVELOPMENT OF THE SAID PROJECT:

The Allottee(s) has seen, understood and accepted the approved plans, payment plan annexed along with this agreement. The Promoter shall develop the said Project in accordance with the approved plans subject to the terms in this agreement, the promoter undertakes to strictly abide by such plans approved by the competent authorities, other than in the manner provided under the act and the procedure under the Clause 1.4 hereinabove and breach of this term by the promoter shall constitute material breach of this agreement.

#### 7. POSSESSION OF THE APARTMENT / FLAT:

7.1 **Schedule for possession of the said Apartment of FLAT** - The Promoter agrees and understands that timely delivery of possession of the Apartment/ FLAT to the Allottee and the common areas to the Maintenance Society or the competent authority, as the case may be, is the essence of the Agreement. The Promoter assures to handover possession of the Apartment/ FLAT along with ready and complete common areas with all specifications, amenities and facilities of the Project in place **on or before 30.06.2021**, unless there is delay or failure due to war, flood, drought, fire, cyclone earthquake or any other calamity caused by nature effecting the regular development of the real estate project ("Force Majeure"). If, however, the completion of Project is delayed due to the *Force Majeure* conditions then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Apartment/ FLAT, provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee(s) agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to *Force Majeure* conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee(s) the entire amount received by the Promoter from the Allottee with interest within forty-five days from that date. The Promoter shall intimate the Allottee about such termination at least thirty days prior to such termination. After refund of the money paid by the Allottee, the Allottee agreed that he/ she shall not have any rights, claims etc. against the Promoter and the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

P Jain  
Rinki Jain





7.2 **Procedure for taking possession-** The Promoter, upon obtaining the occupancy certificate from the competent authority shall offer in writing the possession of the Apartment/ FLAT, to the Allottee(s) in terms of this Agreement to be taken within 2 (two) months from the date of issue of occupancy certificate. Provided that, in the absence of local law, the conveyance deed in favor of the Allottee shall be carried out by the Promoter within three months from the date of issue of occupancy certificate. The Promoter agrees and undertakes to indemnify the Allottee(s) in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee(s), after taking possession, agree(s) to pay the maintenance charges as determined by the Promoter / Maintenance Society, as the case may be, after the issuance of completion certificate for the Project. The Promoter shall handover the occupancy certificate of the Apartment/ FLAT, as the case may be, to the Allottee at the time of conveyance of the same.

7.3 **Failure of Allottee to take possession of Apartment/ FLAT-** Upon receiving a written intimation from the Promoter as per Term No. 7.2 above, the Allottee(s) shall take possession of the Apartment/ FLAT 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/ FLAT to the Allottee(s). In case the Allottee(s) fails to take possession within the time provided as per Term No. 7.2 above, such Allottee shall continue to be liable to pay maintenance charges as specified under Term No. 7.2 above.

7.4 **Possession of the Allottee-** After obtaining the occupancy certificate and handing over physical possession of the Apartment/ FLAT to the Allottee, it shall be the responsibility of the Promoter to handover the necessary documents and plan, including common areas to the Maintenance Society or the competent authority, as the case may be, as per the local laws:

Provided that, in the absence of any local law, the Promoter shall handover the necessary documents and plans, including common areas, to the Maintenance

Society or the competent authority, as the case may be, within thirty days after obtaining the completion certificate.

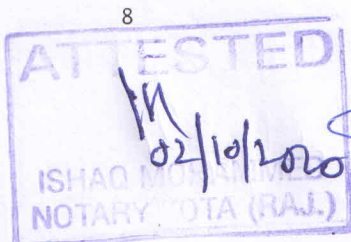
7.5 **Cancellation by Allottee-** The Allottee(s) shall have the right to cancel/withdraw his allotment in the Project as provided in the Act:

Provided that where the Allottee(s) proposes to cancel/withdraw from the Project without any fault of the Promoter, the Promoter herein is entitled to forfeit the booking amount paid for the allotment. The balance amount of money paid by the Allottee(s) shall be returned by the Promoter to the Allottee(s) within forty-five days of such cancellation.

7.6 **Compensation** - The Promoter shall compensate the Allottee 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 the 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 event, if the Promoter fails to complete or is unable to give possession of the said Apartment/ FLAT (i) in accordance with the terms of this Agreement, duly completed by the day specified in Term No. 7.1 above; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation or expiry of the registration under the provisions of the Act; or for any other reason; the Promoter shall be liable, on demand to the Allottee, in case the Allottee 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 Apartment/ FLAT, with interest including compensation in the manner as provided under the Act within forty-five days of it becoming due:

Provided that where if the Allottee does not intent to withdraw from the Project the Promoter shall pay the Allottee interest for every month of delay, till the handing over of the possession of the

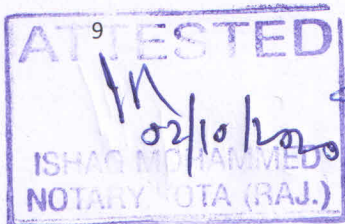




Apartment/ FLAT, which shall be paid by the Promoter to the Allottee within forty-five days of it becoming due.

**8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER :** The Promoter hereby represents and warrants to the Allottee(s) as follows:

- (i) The Promoter has absolute, clear and marketable title with respect to the said Land and 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 Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the Project;
- (iii) There are no encumbrances upon the said Land or the Project;
- (iv) There are no litigations pending before any Court of law or Authority with respect to the said Land, Project or the Unit;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and Unit are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, Unit 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 Allottee(s) created herein, may prejudicially be affected;
- (vii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land, including the Project and the said Unit which will, in any manner, affect the rights of Allottee(s) under this Agreement;
- (viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Unit to the Allottee(s) in the manner contemplated in this Agreement;
- (ix) At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the Unit to the Allottee(s) and the common areas to the Maintenance Society;
- (x) The Schedule Property is not the subject matters 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 Promoter 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 the Apartment/ FLAT along with common areas (equipped with all the specifications, amenities and facilities) has been handed over to the Allottee and the Maintenance Society 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 order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Promoter in respect of the said Land and/or the Project.



*Jain*  
*Rinki Jain*



## 9. EVENTS OF DEFAULTS AND CONSEQUENCES :

9.1 Subject to the *Force Majeure* clause, the Promoter shall be considered under a condition of default, in the following events, namely:-

- (i) The Promoter fails to provide possession of the FLAT to the Allottee(s) within the time period specified in Term No. 6.1 above in this Agreement or fails to complete the Project within the stipulated time disclosed at the time of registration of the Project with the Authority. For the purpose of this clause, "Possession" shall mean that the FLAT 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 completion certificate, as the case may be, has been issued by the competent authority;
- (ii) Discontinuance of the Promoter's business as a developer on account of suspension or revocation or expiry of his registration under the provisions of the Act or the rules or regulations made there under.

9.2 In case of default by the Promoter under the conditions listed above, Allottee(s) is entitled to the following:-

- (i) Stop making further payments to the Promoter as demanded by the Promoter. If the Allottee(s) stops making payments, the Promoter shall correct the situation by completing the development milestones and only thereafter the Allottee(s) be required to make the next payment without any interest; or
- (ii) The Allottee(s) shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee(s) under any head whatsoever towards the purchase of the Apartment, along with interest within forty-five days of receiving the termination notice:

Provided that where an Allottee(s) does not intend to withdraw from the Project or terminate the Agreement, he shall be paid, by the Promoter, interest for the period of delay till the handing over of the possession of the Apartment/ FLAT, which shall be paid by the Promoter to the Allottee within forty-five days of it becoming due.

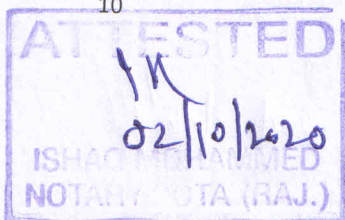
9.3 The Allottee(s) shall be considered under a condition of default, on the occurrence of the following events:

- (i) In case the Allottee(s) fails to make payments for consecutive demands made by the Promoter as per the payment plan stated above, despite having been issued notice in that regard, the Allottee(s) will be liable to pay interest to the Promoter on the unpaid amount.
- (ii) In case of default by Allottee under the conditions listed above continues for a **period beyond one month consecutive months** in this regard, the Promoter may cancel the allotment of the FLAT in favour of the Allottee(s) and refund the money paid to him by the Allottee(s) by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated without any intimation to Allottee.

Provided that the Promoter shall intimate the Allottee about such termination at least thirty days prior to such termination.

## 10. CONVEYANCE OF THE SAID FLAT :

The Promoter, on receipt of Total Price of the FLAT as per Term No.1.2 under the Agreement from the Allottee shall execute a allotment letter of Promoter and the Promoter shall be responsible for issue of UIT allotment letter in the name of allottee from competent authority "**URBAN IMPROVEMENT TRUST**".





Provided that, in absence of local law, the conveyance deed in favour of the Allottee shall be carried out by the Promoter.

#### 11. MAINTENANCE OF THE SAID PROJECT :

The Promoter shall be responsible for providing and maintaining the essential services in the Project, till the taking over of the maintenance of the Project by the Maintenance Society upon the issuance of the completion certificate of the Project. The cost of such maintenance has been included in the Total Price of the FLAT.

#### 12. DEFECT LIABILITY:

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

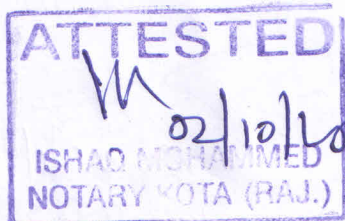
#### 13. GENRAL COMPLIANCE WITH RESPECT TO THE FLAT :

- (i) Subject to Term 11 above, the Allottee(s) shall, after taking possession, be solely responsible to maintain the said FLAT at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the said FLAT, which may be in violation of any laws or rules of any authority.
- (ii) The Allottee further undertakes, assures and grantees that he/ she would not put any sign-board/name-plate, neon light, publicity material or advertisement material etc. anywhere on the exterior of the Project, or common areas. Further the Allottee shall not store any hazardous or combustible goods in the FLAT.
- (iii) The Allottee shall plan and distribute its electric load in conformity with the electric systems installed by the concerned authority. The Allottee shall be responsive -for any loss or damages arising out of breach of any of the aforesaid conditions.

#### 14. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:

The Parties are entering into this Agreement for the allotment of a FLAT with the full knowledge of all laws, rules, regulations, notifications applicable to the Project.

*Pinkie Jain*





#### 15. ADDITIONAL DEVELOPMENT:

The Promoter undertakes that it has no right to make additions or to put up additional structure anywhere in the Project after the building plan, layout plans sanction plan and specifications, amenities and facilities has been approved by the competent authorities and disclosed, except for as provided in the Act.

#### 16. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:

After the Promoter executes this Agreement he shall not mortgage or create a charge on the said 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 Apartment/ FLAT/ Building.

#### 17. BINDING EFFECT :

Forwarding this Agreement to the Allottee(s) by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee(s) until, firstly, the Allottee(s) signs and delivers this Agreement with all the Schedules along with the payments due as stipulated in this Agreement within thirty days from the date of receipt by the Allottee(s) and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee(s) then the Promoter shall serve a notice to the Allottee(s) for rectifying the default, which if not rectified within 30 (thirty) days from the date of its receipt by the Allottee(s), application of the Allottee shall be treated as cancelled without any intimation to the Allottee and all sums deposited by the Allottee(s) in connection therewith including the booking amount shall be returned to the Allottee(s) without any interest or compensation whatsoever.

#### 18. 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 FLAT.

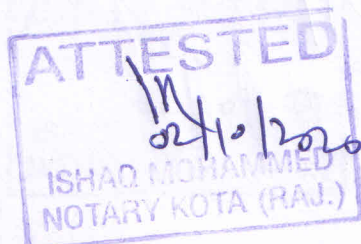
**19. RIGHT TO AMEND:** This Agreement may only be amended through written consent of the Parties.

#### 20. PROVISIONS OF THIS AGREEMENT APPLICABLE ALLOTTEE/ SUBSEQUENT ALLOTTEES:

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

#### 21. WAIVER NOT A LIMITATION TO ENFORCE:

21.1 The Promoter may, at least solve option and discretion, without prejudice to its rights as said out in this Agreement wave the breach by the Allottee in not making payments as per the payment plan mentioned this Agreement including waving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Promoter in the case of one allottee shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other allottees.





21.2 Failure on 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.

## 22. SEVERABILITY:

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or 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 the Act or the Rules and Regulations made there under or the applicable law, as the case may be, and remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

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

Wherever in this Agreement it is stipulated that the Allottee(s) has to make any payment, in common with other allottees in the Project, the same shall be the proportion which the area of the FLAT bears to the total area of all the FLATs in the Project.

## 24. FURTHER ASSURANCES:

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

## 25. PLACE OF EXECUTION :

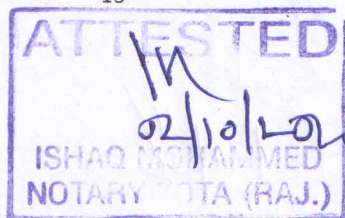
The execution of this Agreement shall be completed only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in **KOTA** after the Agreement is duly executed by the Allottee and the Promoter.

## 26. NOTICES:

All the notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by registered post at their respective addresses specified below:-

<b>Promoter Name - Mr. Praveen Kumar Jain and Mrs. Rinki Jain.</b>	<b>Allottee(s) Name - .....</b>
Address- Flat No.703, Sumeru Ojas, R.K. Puram Kota (Rajasthan) - 324010	<b>Address -</b>

It shall be the duty of the Parties to inform each other of any changes subsequent to the execution of this Agreement in the above address by registered post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee(s), as the case may be.





## 27. JOINT ALLOTTEE:

That in case there are Joint Allottee(s) all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottee(s).

## 28. SAVINGS:

Any application, letter, allotment letter or any other document signed by the allottee, in respect of the apartment, FLAT or building, as the case may be, prior to the execution and registration of the agreement for sale for such apartment, FLAT or building, as the case may be, shall not be construed to limit the rights and interests of the allottee or the Promoter under the agreement for sale, under the Act, the rules or the regulations made there under.

## 29. 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, rules and regulations made there under including other applicable laws of India for the time being in force.

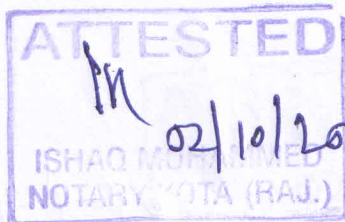
## 30. DISPUTE RESOLUTION :

All or any dispute arising out of or touching upon or in relation to the terms and conditions of this Agreement including the interpretation and validity thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussions, between the Parties, failing which the dispute shall be settled in the manner as provided under the Act.

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

31. Therefore, this agreement is signed by both the parties on the basis of intellect, without any addiction and without any pressure and seduction, on a stamp paper of **Rupees 600/-** (Including Surcharge) and **12 green papers**, after reading it well and understand.

*P Jain*  
*Rinki Jain*





Signed and delivered by the within named Allottee(s) in the presence of witnesses on .....

Passport Size Photograph With Signature Across The Photograph  (First- Allottee)	Passport Size Photograph With Signature Across The Photograph  (Second- Allottee)	Passport Size Photograph With Signature Across The Photograph  (Third- Allottee)
Signature (Name) -  (First- Allottee)	Signature (Name) -  (Second - Allottee)	Signature (Name) -  (Third- Allottee)

Signed and delivered by the within named Promoter in the presence of witnesses at Kota on .....

For and on behalf of Mr Praveen Kumar Jain and Mrs.Rinki Jain

Name - .....

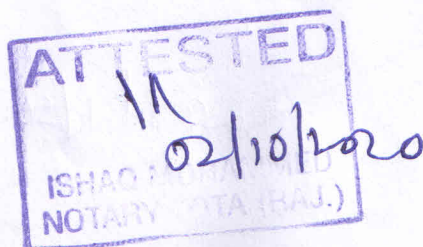
Signature

*P Jain*  
*Rinki Jain*

Designation

- Director

WITNESSES
1. Signature
Name
Address





2. Signature
Name
Address

#### SCHEDULE-1

##### 1. (Details of land holdings of the Promoter and location of the Project)

Name of Revenue Village and Tehsil	Khasra No.	Area (in Meters)
Village ....., Tehsil- ..... & Dist. -		000000.00 Square Meters
Total Area - 000000.00 Sq. Meters		

Or

Name of Scheme and City	FLAT No.	Area (Square Meter)
Vastu-16 Plot No. 31,32 & 33 & Land strip, Ramkrishan Puram-A, Tehsil - Ladpura, District- Kota, State- Rajasthan.	.....	.....

##### 1. The piece and parcel of the FLAT of land in site is bounded on the :-

In North -

In South -

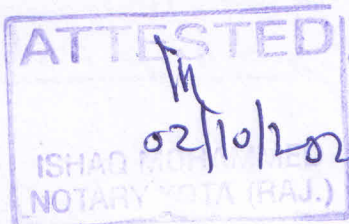
In East -

In West -

And measuring

North to South -

East to West -





- 2- The piece and parcel of the plot of land in site is bounded on the :-  
In North .....  
In South .....  
In East .....  
In West .....  
And measuring  
North to South .....  
East to West .....
- 3- Latitude/ Longitude of the end points of the Project  
In North .....  
In South .....  
In East .....  
In West .....
- 4- Other details of the location of the Project
- 5- Location Map

#### **SCHEDULE-2**

**(Lay-out Plan of the Project)**

#### **SCHEDULE-3**

**(Floor Plan of the Apartment and Block/ Tower in the Project)**

#### **SCHEDULE-4**

**[Description of the Apartment/Plot and Garage/Covered Parking (if applicable)  
alongwith boundaries in all four directions]**

#### **SCHEDULE-5**

**(Specifications, facilities, amenities, which are part of the Apartment/ Plot) which  
shall be in conformity with the Advertisements, Prospectus etc. circulated by the  
Promoter at time of booking of Units in the Project)**






## SCHEDULE-6

(Specifications, facilities, amenities, internal/external development works etc. which are part of the Project) which shall be in conformity with the Advertisements, Prospectus etc. circulated by the Promoter at time of booking of Units in the Project)

(The Schedules to this Agreement for sale shall be as agreed to between the Parties)

*Joint*  
*Rinki Jain*



**ATTESTED**  
*22/10/2020.*  
ISHAD MOHAMMED  
NOTARY PUBLIC (RAJ.)