

AGREEMENT FOR SALE

This Agreement for Sale (“**Agreement**”) is made at [●] on this the [●] day of [●].

BY & BETWEEN

KEYSTONE COMMUNITIES LLP, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008 and having its registered office at 130, First Floor, Block-A, Neeti Bagh, New Delhi-110049; through its authorized signatory-Mr. _____ (Aadhaar No. _____), authorised vide board resolution dated _____, (hereinafter referred to as the “**Developer**” or the “**Promoter**” which expression shall, unless repugnant to the context or meaning thereof always mean and include their respective legal representatives, executors, administrators, successors and assigns) of the **FIRST PART**;

AND

SHRIPRAKASH GOKULDAS KALANTRI HUF, acting through its Karta Dr. Shriprakash Kalantri s/o Late Shri Gokuldasji Kalantri r/o 4, Extension MLK Colony, Medical Campus, Ashram Road, Sevagram, Wardha, Maharashtra, acting through its duly authorised General Power of Attorney Holder, KEYSTONE COMMUNITIES LLP, through its Authorised Signatory Mr. _____ (Aadhaar No. _____), duly authorised vide Board Resolution dated _____, (hereinafter referred to as the “**Confirming Party**” / “**Land Owner**” which expression shall, unless repugnant to the context or meaning thereof always mean and include their respective legal representatives, executors, legal heirs, successors and permitted assigns) of the **SECOND PART**;

AND

1. **Mr./ Mrs./ M/s** _____, Aged ____ Years, Occupation: _____, Resident of _____ {Permanent Account No. _____, Aadhaar No. _____, Mobile No. _____ & Email Id: _____}
2. **Mr./ Mrs./ M/s** _____, Aged ____ Years, Occupation: _____, Resident of _____ {Permanent Account No. _____, Aadhaar No. _____, Mobile No. _____ & Email Id: _____}

Hereinafter referred to as the “**Allottee(s)**” which expression shall unless repugnant to the context or meaning thereof always mean and include his/her/its/their legal heirs, representatives, executors, administrators, successors and permitted assigns) of the **OTHER PART**.

WHEREAS by and under Partition Deed bearing Registration no. 1142 registered on 20.03.1970 with the office of Sub-Registrar, Wardha, executed between Shriprakash Gokuldas Kalantri and his brother Jaiprakash Gokuldas Kalantri, Shriprakash Gokuldas Kalantri became the owner of F.S.No.5/1(Old), 50(New) of Mouza Nalwadi, Tehsil & District Wardha, Maharashtra (“**Land**”);

AND WHEREAS as per the terms of the Compromise Deed the Total Land regained its status as a HUF property of Shriprakash Gokuldas Kalantri HUF on 17.02.1984. The Compromise Deed was accepted by the competent Court;

AND WHEREAS Shriprakash Gokuldas Kalantri applied to Tehsildar, Wardha for conversion of area to the extent of 15,400 square meters forming part of the Land (“**Project Land**”) for the use of non-agricultural purposes. By and under the revenue case bearing no.NAP-34/Nalwadi/01/2023-2024, the Tehsildar, Wardha passed an order dated 27.12.2023 for conversion of area to the extent of 13,859.94 square meters forming part of the Project Land for the use of non-agricultural purpose (“**NA Land**”)

and renamed the said area as Plot no.1. Accordingly, the concerned revenue authority prepared the 7/12 extract for Plot no.1 in the name of Shriprakash Gokuldas Kalantri HUF;

AND WHEREAS out of the total Project Land an area admeasuring 1,540.06 sq. meters is open space as per the order passed by Tahsildar, Wardha on 25.07.2024 in case no. RTS- 59/Nalwadi/03/2023-2024. The concerned Revenue Authority has prepared the 7/12 extract of open space i.e., of Plot no. 2 (50/1/2) ("**Open Land/ Recreational Land**"). The NA Land and Open Land/ Recreational Land constitutes the Project Land;

AND WHEREAS the Land Owner represents and confirms that it is the actual, absolute and legal owner and in actual, vacant, peaceful and physical possession of the Project Land admeasuring approx. 15400 square meters situated at Mauza Nalwadi, Survey No. 50 (old 50/1) falling under the Land (hereinafter referred to as the "**Project Land**") as per registered partition deed, land records and k-prat. The Project Land is more particularly described in the **First Schedule**.

AND WHEREAS by a Collaboration Agreement dated 04.03.2022 duly registered with the office of Joint Sub-Registrar-2, Wardha as Document No. 782/2022 dated 29.03.2002 in Book No. 1; and a Power of Attorney dated 29-03-2022 duly registered with the office of Joint Sub-Registrar-2, Wardha as Document No. WRD2-783-2022 dated 29-03-2022; executed between the Land Owner and the Developer (collectively "**Collaboration Agreement**"), the Land Owner granted to the Developer development, construction, marketing and sale rights in the Project Land and authorized the Developer to develop, construct, market and sell real estate project(s). The Promoter is in possession of the Project Land;

AND WHEREAS the Promoter is entitled and enjoined upon to construct buildings on the Project Land;

AND WHEREAS, the Promoter is constructing and developing a group housing project under the name and style of "**Keystone Elevate**", over a total land area admeasuring **13,859.94 sq. mtrs.**, situated at Plot No. 1, out of F.S. No. 50/1(New), 5/1(Old) of Mouza Nalwadi, Tahsil & District Wardha.

The said project comprises a total of **Eight (08) towers/buildings**, each being developed in a phased manner and being registered independently under the Real Estate (Regulation and Development) Act, 2016 (RERA) as Real Estate Projects (RREPs).

One of such buildings, namely "**Keystone Elevate – Tower A1**", is being developed on a **proportionate land area admeasuring 2202.15 sq. mtrs.** out of the total land of 13,859.94 sq. mtrs., and is hereinafter referred to as the "**Project/ Building**".

The Promoter has duly registered "**Keystone Elevate – Tower A1**" as a standalone RERA project bearing **MahaRERA Registration No. P50400077624**

Furthermore, the Promoter has submitted the aforesaid Building and its proportionate land under the provisions of the **Maharashtra Apartment Ownership Act, 1970**, by executing a **Deed of Declaration in Form A**, duly registered with the Sub-Registrar of Wardha **vide Registration No. WRD-368-2025 dated 24-1-2025 ("DOD")** and corrected deed to Deed of Declaration is duly registered at the office of the Sub-Registrar Wardha vide registration no.4880 dated 04/07/25.

The said **Project/Building** shall consist of **38 residential units/apartments**, along with common areas, facilities, and amenities as approved by the competent planning authority under the sanctioned building plans.

AND WHEREAS the Project shall form part of a larger group housing scheme proposed to be developed by the Promoter which shall comprise of 08 (eight) towers (including the Building), apartments, commercial units & multipurpose hall, along with parking/ garage, green cover, common area, club and community facilities, on the Project Land (“**Larger Project**”). The Larger Project will be constructed and developed by the Promoter in phases, and the Project is one such phase of the Larger Project details of which is given below.

WHEREAS the OWNER/VENDOR through its Power of attorney holder the Developer has submitted the aforesaid property to the provisions of the Maharashtra Apartment Ownership Act, 1970 and accordingly a Deed of Declaration under the name & style “ **KEYSTONE ELEVATE TOWER A1**” having 2 BHK/ 3BHK Apartments came to be executed on dated 24-01-2025 which is duly registered at Serial no.368 in the office of Sub-Registrar Wardha. Thus, the said Project will be governed by the provisions of The Maharashtra Apartment Ownership Act, 1970. Apart from other applicable laws, the provisions of The Maharashtra Apartment Ownership Act, 1970 as well as the terms and conditions contained in the said Deed of Declaration and the Bye-laws appended thereto shall always remain binding upon the Allottee/ Purchaser and her/his/their successors in title; AND

AND WHEREAS the Promoter has entered into a standard agreement with an Architect registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects;

AND WHEREAS the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the Building and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the Building;

AND WHEREAS by virtue of the Collaboration Agreement, the Promoter has sole and exclusive right to sell the apartments/ units in the Project to be constructed by the Promoter on the Project Land and to enter into agreement/s with the allottee(s) of the apartments to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the Allottee(s), the Promoter has given inspection to the Allottee(s) of all the documents of title relating to the Project Land and the plans, designs and specifications prepared by the Promoter’s Architect, i.e., Rajeev Agarwal Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as “**the said Act**”) and the Rules and Regulations made thereunder;

AND WHEREAS the authenticated copies of certificate of title issued by the attorney at law or advocate of the Promoter, authenticated copies of property card or extract of village forms VI and VII and XII or any other relevant revenue record (7/12) showing the nature of the title of the Land Owner to the Project Land on which the Project is to be constructed have been annexed hereto and marked as **Annexure ‘A’ (7/12)** and **‘B’ (N.A. Order)**, respectively of the Project Land;

AND WHEREAS the authenticated copy of the **Site Plan** of the layout as approved by the concerned local authority has been annexed hereto and marked as **Annexure ‘C-1’**;

AND WHEREAS the authenticated copy of the building plan proposed by the Promoter and according to which the construction of the **Tower Plan** and open spaces, is proposed to be provided have been annexed hereto and marked as **Annexure ‘C-2’** of the NA Land;

AND WHEREAS the authenticated copies of the **plan of the Apartment** (*as defined herein*) agreed to be purchased by the Allottee(s), as sanctioned and approved by the local authority have been annexed and marked as **Annexure ‘D’** and **Specification for the Apartment** are annexed herewith as **Annexure ‘E-1’**, and the **Amenities for the Larger Project** are annexed herewith as Annexure ‘E-2’ the details

and specifications of the lifts are annexed as **Annexure ‘E-3’**; the Facilities/amenities for the larger project provided/to be provided within the Layout and/or its common areas are annexed as **Annexure ‘E-4’**; and the Facilities/ amenities provided/to be provided within the building including in the common area of the building A1 are annexed as **Annexure ‘E-5’**;

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities as per applicable laws from time to time, so as to obtain building completion certificate or occupancy certificate of the said Building;

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

AND WHEREAS the Promoter has accordingly commenced construction of the Project in accordance with the said proposed plan;

AND WHEREAS the Allottee(s) has applied to the Promoter for allotment of an apartment bearing **Apartment No. [●]**, having Carpet Area of [●] square meters, situated on [●] floor in the Building being constructed in the Project (“Apartment”) **moreover detailed below in Second Schedule**. For the purposes of this Agreement, “Carpet Area” means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the allottee(s) or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the allottee(s), but includes the area covered by the internal partition walls of the apartment.

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

AND WHEREAS prior to the execution of these presents the Allottee(s) has paid to the Promoter a sum of Rs. [●] /-(Rupees [●] Only) only, being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee(s) as advance payment or Application Fee or Booking Amount (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee(s) has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing;

AND WHEREAS the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Maharashtra Real Estate Regulatory Authority at Wardha and has obtained registration of Project bearing Registration No. **P50400077624** dated 17-10-2024, authenticated copy of the same is attached as **Annexure – ‘F’**;

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

AND WHEREAS 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(s) hereby agrees to purchase the Apartment including the garage and covered/ open parking.

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

1. The Promoter shall construct the Project on the Project Land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

Provided that the Promoter shall have to obtain prior consent in writing of the Allottee(s), subject to the terms of this Agreement, in respect of variations or modifications which may adversely affect the Apartment of the Allottee(s) except any alteration or addition required by any Government authorities or due to change in law.

- 1a. (i) The Allottee(s) hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee(s) the Apartment, i.e., the apartment no. [●] of the type [●] of carpet area admeasuring [●] square meters on [●] floor in the Building_____ details in Second Schedule, as shown in the plans hereto annexed and marked as **Annexures C-1 and C-2** for a total consideration of Rs. [●]/- (Rupees [●] Only) including Rs. [●]/- (Rupees [●] Only) being the proportionate price of the common area and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the **Third Schedule** annexed herewith.
- (ii) The Allottee(s) hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee(s) [●]covered car parking unit bearing No. [●], admeasuring [●] square feet having 15 Ft. Length x 7.66 Ft. breadth x 8 Ft. vertical clearance and situated at stilt or under podium being constructed in the layout (forming part of the Larger Project) and [●] open two wheeler parking space unit for the consideration of Rs. [●]/- (Rupees [●] Only).
- 1b. The total aggregate/ total sale consideration amount for the said Apartment including covered/ open parking space is thus Rs. [●] /- (Rupees [●] Only) ("**Total Price**").
- 1c. The Allottee(s) has paid on or before execution of this Agreement a sum of Rs. [●]/- (Rupees [●] Only) (not exceeding 10% of the total consideration) as advance payment or application fee ("**Booking Amount**") and hereby agrees to pay to that Promoter the balance amount of Rs. [●]/- (Rupees [●] Only) and shall be deposited in RERA Designated Collection Bank Account bearing no. A/C NO:- 777705784112 maintained with ICICI Bank Bank, Dhantoli Branch having IFSC Code ICIC0005593 situated at Dhantoli. In addition to the above bank account, the Promoter has opened in the same bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account having Account No. 777705928321 and 777705543389 respectively.

The Allottee(s) hereby agrees to pay to that Promoter the said balance amount in manner as provided in the Fourth **Schedule** hereto ("**Payment Plan**").

- 1d. The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, GST, Cess, and any other taxes, premiums, charges which may be levied and/or payable, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Apartment. The Allottee(s) specifically agrees to pay to the Promoter all such Taxes, as and when demanded and shall always keep the Promoter indemnified against the same. It shall be obligatory on the part of Allottee(s) to pay the amount of GST as may be applicable simultaneously with the payment of each installment.

The Allottee(s) does hereby states and declares that it shall be the sole liability and responsibility of the Allottee(s) to pay the amount of Tax Deducted at Source (TDS) @ 1% (one percent) of the Total Price and undertake to credit the same in the appropriate account of Income Tax Department. The said amount shall be paid and deducted by the Allottee(s) from the sale consideration payable to the Promoter on each tranche of payment.

- 1e. The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority/ local bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee(s) for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification / order / rules / regulation published / issued in that behalf to that effect along with the demand letter being issued to the Allottee(s), which shall only be applicable on subsequent payments.
- 1f. The Promoter may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee(s) by discounting such early payments @ SBI Prime Lending Rate Plus 2% per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee(s) by the Promoter.
- 1g. The Promoter shall confirm the final Carpet Area that has been allotted to the Allottee(s) after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the Carpet Area, subject to a variation cap of 3 (three) percent. The Total Price payable for the Carpet Area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the Carpet Area within the defined limit then, if requested by the Allottee, Promoter shall refund the excess money paid by Allottee(s) within 45 (forty-five) days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee(s). If there is any increase in the Carpet Area allotted to Allottee(s) within the aforesaid defined limit, the Promoter shall demand additional amount from the Allottee(s) as per the next milestone of the Payment Plan. If the increase in the Carpet Area of the Apartment is more than 3% (three percent) and such variation is not acceptable to the Allottee, every attempt shall be made to offer an alternate unit of a similar size and nature within the Project, subject to availability. In the event that such a unit is available and the Allottee accepts such alternate unit, the applicable Total Price resulting due to such changed location / alternate unit shall be payable or refundable, as the case may be. No other claim, monetary or otherwise, shall lie against the Promoter. In the event, the Allottee does not accept such alternate unit or if there is no other unit of a similar size and nature at another location within the Project, the Allottee shall be refunded the actual amounts received against the Total Price along with interest thereon, at the rate prescribed in the Rules, which shall be full and final satisfaction and settlement of all claims / demands of the Allottee and no other claim, monetary or otherwise shall lie against the Promoter and the Apartment or the Allottee shall be entitled to cancel the allotment by way of written notice to the Promoter and the Promoter shall refund to the Allottee all the amounts paid by him/her/they in relation to the Apartment. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1a. of this Agreement.
- 1h. The Allottee(s) do hereby authorizes the Promoter to adjust/appropriate all payments made by him/her/it/them under any head(s) of dues against lawful outstanding, if any, in his/her/its/their name as the Promoter may in its sole discretion deem fit and the Allottee(s) undertakes not to object/demand/direct the Promoter to adjust his/her/its/their payments in any manner.
- 2.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee(s), obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

- 2.2 Time is essence for the Promoter as well as the Allottee(s). The Promoter shall abide by the time schedule for completing the Project and handing over the Apartment to the Allottee(s) and the common area to the association of allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee(s) shall make timely payments of the instalment and other dues payable by him/her/it/them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter of the Project as per the Payment Plan.
3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the Project Land is 43610 (square meters only and Promoter has planned to utilize Floor Space Index of 43610 sqm (as also disclosed in the fire plan dated 17-03-2024 approved for the Larger Project) by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Larger Project. The Promoter has disclosed the Floor Space Index of 43,610 sqms proposed to be utilized by him out of which Promoter has utilized 21,136 sq meter is utilized and balance 22,474 sq meter is to be purchased on the Project Land in the said Larger Project and Allottee(s) has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.
- 3.1 The Allottee(s) hereby gives his/her/their/its consent and no-objection to the Promoter and further undertake to provide any such further written confirmation/consent as may be required by the Promoter in relation to (i) Promoter seeking additional FAR of 22,474 square meters under any other applicable laws and policies either presently existing or which may come into existence in future, (ii), revising layout plans and further revising building plans for the future development, of the Larger Project. The Allottee(s) further acknowledges and confirms that the Promoter shall have absolute right to get the revised layout plan, building plans or any other application approved from the competent authorities, with respect to the future phases of development, , construction of additional area, whether on account of revision of the building plans, or increase in the licensed area of the Larger Project, as per permissible policies of the Competent Authorities.
- 4.1 If the Promoter fails to abide by the time schedule for completing the Project and handing over the Apartment to the Allottee(s), the Promoter agrees to pay to the Allottee(s), who does not intend to withdraw from the Project, interest as specified in the Rule, on all the amounts paid by the Allottee(s), for every month of delay, till the handing over of the possession of the Apartment. The Allottee(s) agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee(s) to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee(s) to the Promoter.
- 4.2 Without prejudice to the right of Promoter to charge interest in terms of Clause 4.1 above, on the Allottee(s) committing default in payment on due date of any amount due and payable by the Allottee(s) to the Promoter under this Agreement (including his/her/its/their proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee(s) committing 3 (three) defaults of payment of instalments, the Promoter shall at its own option, may terminate this Agreement:
Provided that, Promoter shall give notice of 15 (fifteen) days in writing to the Allottee(s), by Registered Post AD at the address provided by the Allottee(s) and/or mail at the e-mail address provided by the Allottee(s), of its intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee(s) fails to rectify the breach or breaches and/or to make payment of defaulted installments along with interest payable thereon, as mentioned by the Promoter within

the period of 15 (Fifteen) days of such notice, then at the end of such notice period, the Promoter shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to deduction of brokerage, administration charges, delay interest, if any due from the Allottee, and the Booking Amount) within a period of thirty days of subsequent sale of the Apartment by the Promoter to any third party, the balance amount of sale consideration of the Apartment received by the Promoter till such time.

- 4.3 The Allottee(s) agrees and confirms that, in the event it becomes impossible for the Promoter to implement the Project due to '*force majeure*', court orders, Government policy/ guidelines, decisions affecting the regular development of the Project, then this allotment shall stand terminated and the Promoter shall refund to the Allottee(s) the entire amount received (*after deducting the brokerage paid for the Apartment and interest for the delayed payments*) by the Promoter from the Allottee(s) within 90 (ninety) days from the date of termination. The Promoter shall intimate the Allottee(s) about such termination at least 30 (thirty) days prior to such termination. After refund of the money paid by the Allottee(s), the Allottee(s) agrees that he/ she shall not have any rights, claims etc., against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.
5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Apartment are set out in **Annexure 'E'** hereto.
6. The Promoter shall give possession of the Apartment to the Allottee on or before 30th day of June 2029. If the Promoter fails or neglects to give possession of the Apartment to the Allottee(s) on account of reasons beyond its control and of its agents by the aforesaid date, then the Promoter shall be liable on demand to refund to the Allottee(s) the amounts already received by it in respect of the Apartment with interest at the same rate as may mentioned in Clause 4.1 above, from the date the Promoter received the sum till the date the amount thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of the Apartment on the aforesaid date, if the completion of Building in which the Apartment is to be situated is delayed on account of *force majeure* events including but not limited to-

- (i) war, civil commotion or act of God;
- (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.
- (iii) Natural calamity like COVID-19.
- (iv) Financial Emergency declared by the state.

If required, the Promoter may seek formal extension approval from the competent authorities / Maharashtra RERA as per the applicable rules. If the completion of the Project is delayed due to the abovementioned conditions then the Allottee(s) agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Apartment. Additionally, in case of any stoppage in work at the site due to any reason beyond the control of the Promoter, or on account of any order of any court / tribunal / Government authority, the timeline shall stand extended to factor such stoppage (including the time it may take to remobilize the contractors and workers on the site).

Provided further that the Promoter shall not deliver the possession of the Apartment to the Allottee(s) until the entire Total Price along with other charges including but not limited to administrative charges for installation of electric and water meters, legal expenses, stamp duty and registration fees and etc. are paid by the Allottee(s) in full to the Promoter.

- 7.1 **Procedure for taking possession** - The Promoter upon obtaining the occupancy certificate from

the competent authority, shall offer in writing or through email the possession of the Apartment to the Allottee(s) in terms of this Agreement within 3 (three) months from the date of issue of such occupancy certificate and the Promoter shall give possession of the said Apartment to the Allottee(s), subject to the payment made by the Allottee as per this Agreement. 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) agrees to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be.

- 7.2 The Allottee(s) shall take possession of the Apartment within 15 days of receipt of written notice/email from the Promoter to the Allottee(s) intimating that the Apartment is ready for use and occupancy.
- 7.3 **Failure of Allottee(s) to take Possession of Apartment:** Upon receiving written intimation from the Promoter as per Clauses 7.2 and 7.3, the Allottee(s) shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement and the Promoter shall give possession of the Apartment to the Allottee(s). In case the Allottee(s) fails to take possession within the time provided in Clause 7.2, then the Allottee(s) shall continue to be liable to pay maintenance charges, as applicable, and the Holding Charges (*as defined herein*).

The Allottee(s) shall also be liable to pay charges equivalent to Rs. 10/- per sq. ft. per month on the Carpet Area of the Apartment (“**Holding Charges**”) for the entire period beyond such period as provided for in the written intimation within which the Allottee(s) has been advised to take the possession. Further, the Promoter shall postpone the execution of conveyance deed and handing over possession of the Apartment until the entire outstanding dues along with interest on delayed payment, applicable maintenance charges and Holding Charges, as may be applicable thereon, have been fully paid. The Holding Charges shall be a distinct charge in addition to the maintenance charges and not related to any other charges / consideration/ Total Price as provided in the Agreement. It is clarified that maintenance charges with respect to the Apartment shall be applicable and payable by the Allottee(s) with effect from the last date given in the written intimation for handover of possession, irrespective of whether the possession of the Apartment has been assumed or not by the Allottee.

- 7.4 If within a period of 5 (five) years from the date of handing over the Apartment to the Allottee(s), the Allottee(s) brings to the notice of the Promoter any structural defect in the Apartment or the Building in which the Apartment is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects, then the Allottee(s) shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act. Provided that, the Promoter shall not be liable for any such structural/ architectural defect induced by the Allottee(s), by means of carrying out structural or architectural changes from the original specifications/ design.
- 7.5 It is specifically brought to the notice of the Allottee(s) that on account of extreme tropical climate, contraction and expansion result in hair cracks to walls and such hair cracks shall not be treated as defects under Clause 7.4.
- 7.6 The Promoter does hereby agree with the Allottee(s) that on receipt of the balance sale consideration/ Total Price and also upon the payment of electricity and water meter deposits, payment of legal charges including stamp duty and registration fees, payment of GST and all other Taxes and Cess that may be levied and payable at the time of registration from Allottee(s), the Promoter will execute a proper conveyance deed relating to the Apartment, hereby agreed to be sold, in favour of the Allottee(s); and get the same duly registered at the cost of the Allottee(s). Upon execution and registration of conveyance deed relating to the undivided share and interest

in the Project Land, the same will be held by the Allottee(s) jointly with the other co-allottees of the Project as well as the Larger Project. However, the Apartment shall be owned and possessed by the Allottee(s) exclusively with heritable and transferable rights therein. The common area and facilities shall vest with the association of the allottees for the purpose of maintenance.

- 7.7 The Allottee(s) shall protect the important parts of the Building such as columns, beams, walls, slabs of R.C.C. or other structural portions in the Apartment and not cause any damage to the structural portions. In the like manner the Allottee(s) shall not damage waterproofing, floor tiles etc., which will result in leakage in the Building and thereby weaken and endanger the structure. For such unauthorized acts, if done by the Allottee(s), the Allottee(s) shall be solely responsible for any consequences which may arise. The Allottee(s) shall not be entitled to put pots/ plants in the open passage / lobby or in any part of common area of the Project or Larger Project.
- 8 The Allottee(s) shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence. The Allottee(s) shall use the garage / parking space only for purpose of keeping or parking vehicle.
- 9 The Allottee(s) along with other allottees of the Larger Project, shall join in forming and registering the society or association of allottees or a limited company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the society or association of allottees or limited company and for becoming a member, including the bye-laws of the proposed society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee(s), so as to enable the Promoter to register the common organization of allottees. No objection shall be taken by the Allottee(s) if any, changes or modifications are made in the draft bye-laws, or the memorandum and/or articles of association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other competent authority.

The Promoter shall submit the application in that behalf to the Registrar for registration, if required to the co-operative housing society under the Maharashtra Co-operative Societies Act, 1960 or a company or any other legal entity, within 3 (three) months from the date of receipt of occupancy certificate of the entire Larger Project and when at least Seventy- Five per cent of the total number of allottees in the entire Larger Project have booked their apartment. The allottees of the individuals towers through their association of individuals shall be handed over the maintenance of each tower within 3 months of completion or on execution of sale deed of allottees whichever is earlier with complete compliance. However, in case of non acceptance of maintenance by the association, the proportionate corpus fund of association shall be utilised by the Developer and whereby deducting expenses monthly till the handing over of the each tower.

- 9.1 The Promoter shall, within 3 (three) months of registration of the society or association of allottees or limited company, as aforesaid, if required, cause to be transferred to the society or limited company all the right, title and the interest of the Land Owner/ Promoter and/or the owners in the said structure of the building or wing in which the said Apartment is situated at the cost and expenses of the association of the allottees.
- 9.2 The Promoter shall, within 3 (three) months of registration of the federation/apex body of the societies or limited company, as aforesaid, cause to be transferred to the federation/ apex body all the right, title and the interest of the Land Owner/ Promoter in the Project Land on which the Project is constructed.
- 9.3 Within 15 days after notice in writing is given by the Promoter to the Allottee(s) that the Apartment is ready for use and occupancy, the Allottee(s) shall be liable to bear and pay the

proportionate share (i.e. in proportion to the Carpet Area of the Apartment) of outgoings in respect of the Project Land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers, managers and all other expenses necessary and incidental to the management and maintenance of the Project/ Larger Project, part or full ("**Maintenance Charges**"). Until the association of allottees/ society or limited company is formed and the said structure of the building/s or wings is transferred to it, the Allottee(s) shall pay to the Promoter such proportionate share of the Maintenance Charges determined by the Promoter. The cost of such maintenance shall be borne and paid by the allottees on proportionate basis, as per actual costs and expenses incurred by the Promoter / nominated maintenance agency (both direct and indirect costs and expenses, including costs and expenses of third-party agency, if any, and all overheads in this regard) plus additional 20% (twenty percent) over and above the same (which shall include the cost of management fee of maintenance agency that may be appointed by the Promoter). The Allottee or its nominees/ agents/ employees etc., shall at all times comply with the rules and regulations laid down by the Promoter or its nominated maintenance agency. The amounts so paid by the Allottee(s) to the Promoter shall not carry any interest and remain with the Promoter until a conveyance of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance being executed for the structure of the building or wing the aforesaid deposits, (less deduction provided for in this Agreement), shall be paid over by the Promoter to the association of allottees/ society or the limited company, as the case may be. In order to undertake the maintenance till the time the maintenance activities are taken over by the association of allottees, a separate Agreement of Maintenance to give effect to the above, may be executed between the allottee and the Developer or its nominees.

Notwithstanding anything to the contrary, the Allottee agrees that the common area, facilities, community facilities, club etc., shall be common for the Larger Project (including all upcoming phases of the Larger Project) and all allottees of the Larger Project shall have equal access to all such facilities and club. All common areas, facilities, club, etc. shall be handed over to the association of allottees / society only upon completion (and obtaining occupation certificate) of the entire Larger Project.

AND WHEREAS, the Allottee understands and acknowledges that the Promoter is constructing and developing certain common amenities such as a clubhouse, swimming pool, gymnasium, community hall, indoor/outdoor recreational areas, landscaped garden, and other utility services (hereinafter referred to as the "**Common Amenities**") as part of the Project Land known as "**Keystone Elevate**", being developed on land admeasuring **13,859.94 sq. mtrs.**, comprising a total of eight (08) towers, including "**Keystone Elevate – Tower A1**."

The Allottee further agrees and acknowledges that the Common Amenities shall be for the **shared use and enjoyment** of the allottees of "Keystone Elevate – Tower A1", as well as the allottees of the other six towers forming part of the Keystone Elevate project. In addition, the Promoter may, at its discretion, permit the allottees of future buildings/towers that may be developed on adjoining lands currently owned by the Promoter, bearing **Survey/F.S. No. 50/2/1, situated at Mouza Nalwadi**, to access and utilize the said Common Amenities, **subject to payment of certain fees / charges to the Promoter**, and on such other terms and conditions as the Promoter may determine.

The Allottee, as well as the society or association of allottees of "Keystone Elevate – Tower A1", shall raise **no objection to such shared access and utilization** of the Common Amenities by the allottees of other buildings, whether existing or to be developed in the future, and shall not claim any exclusive or restrictive rights in respect thereof.

It is expressly agreed by the Allottee that the said Common Amenities shall be **shared facilities**, jointly accessible and available for use by:

1. All flat/unit owners of “Keystone Elevate – Tower A1” (the Building under the present Agreement);
2. The owners and occupants of the other six (06) towers forming part of the “Keystone Elevate” development;
3. The owners and occupants of additional towers or buildings that may be constructed by the Promoter/Developer in future on adjoining land currently owned by the Promoter and forming part of the overall planned development, including but not limited to land bearing **Survey/F.S. No. 50/2/1, Mouza** Nalwadi, which the Developer intends to develop in future phases.
4. It is clarified that since the project shall be developed in multiple phases on completion of each phase, the Developer may provide certain common amenities on interim basis, however, once the entire development is completed over the Project Land, the Common Amenities shall be fully ready for the allottees of all the phases of the project.
5. The Parties agree and acknowledge that the common project facilities, including but not limited to the clubhouse, swimming pool, landscaped gardens, gymnasium, recreational areas, community hall, internal roads, security systems, and other shared amenities (collectively referred to as "Common Facilities"), are intended for the use and benefit of all allottees across the entire project of all towers, comprising multiple towers/phases as part of a unified residential development ("Larger Project land").
6. It is expressly agreed that the Common Facilities shall not be deemed complete, accessible, or operational for use by any phase or group of residents until the entire Project, including all towers/phases, is completed in accordance with the sanctioned plans and occupancy/completion certificates have been obtained for each tower/phase.
7. No individual phase or tower shall have the right to exclusive or priority use of the Common Facilities prior to the completion of the entire Larger project land. The Developer shall retain control and custody of the Common Facilities until such time as the full development is completed and the facilities are formally handed over to the association of allottees/residents welfare association (RWA) constituted for the entire Project.
8. Any temporary or partial use of certain facilities, if permitted by the Developer during the construction of subsequent phases, shall be at the sole discretion of the Developer and shall not be construed as permanent entitlement, nor shall it confer any vested rights or claims for usage before full completion.
9. Upon completion of the entire Project and receipt of all requisite approvals and completion/occupancy certificates from the competent authorities, the Developer shall hand over the Common Facilities to the duly formed association or federation of allottees representing all towers/phases within the Project, who shall thereafter be responsible for maintenance, operation, and regulation of the Common Facilities.
10. The Allottee confirms and undertakes that he/she shall not claim any right, title, or interest in or to the Common Facilities prior to the full and final completion of the entire Large Project Land and formal handover as above. The Allottee agrees not to raise any dispute, objection, or claim against the Developer in relation to the non-availability or non-usage of the Common Facilities until such time and the Common facilities and amenities for entire large project land is marked and enclosed as ANNEXURE-E2.

The Allottee hereby acknowledges and agrees that:

- The **ownership and maintenance** of the Common Amenities shall vest in the Apex Body/Society/Association of all towers, as may be formed in due course;
- The Allottee shall **not object to such shared use** and shall **not claim any exclusive rights** over the said amenities;
- The Developer reserves the right to **extend the benefit of such amenities** to future phases or projects on its adjoining lands, and the Allottee shall not raise any objection to such extension.

- 10 The Allottee(s) shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts:
- (i) Allottee's share money, application entrance fee of the association of allottees/ society or limited company/ federation/ apex body.
 - (ii) Allottee's for formation and registration of the association of allottees/ society or limited company/ federation/ apex body.
 - (iii) Allottee's for proportionate share of taxes and other charges/levies in respect of the association of allottees/ society or limited company/ federation/ apex body.
 - (iv) Allottee's for deposit towards provisional monthly contribution towards outgoings of association of allottees/ society or limited company/ federation/ apex body.
 - (v) Allottee's Actual Amount for deposit towards water, electricity, and other utility and services connection charges;
 - (vi) Allottee's share for deposits of electrical receiving and sub-station provided in Layout; and
 - (vii) Amount for deposits towards Maintenance Charges for 1 (One) year.
- 11 The Allottee(s) shall pay to the Promoter a sum for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at- Law/Advocates of the Promoter in connection with formation of the said society, or limited company, or apex body or federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance.
- 12 At the time of registration of conveyance of the structure of the building or wing of the building, the Allottee(s) shall pay to the Promoter, the Allottee's share of stamp duty and registration charges payable, by the said association of allottees/ society or limited company/ federation/ apex body on such conveyance or any document or instrument of transfer in respect of the structure of the said building /wing of the building. At the time of registration of conveyance of the Project Land, the Allottee(s) shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said apex body or federation on such conveyance or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the apex body or federation.

13 **REPRESENTATIONS AND WARRANTIES OF THE PROMOTER**

The Promoter hereby represents and warrants to the Allottee(s) as follows, that except as disclosed in this Agreement:

- i. The Land Owner has clear and marketable title with respect to the Project Land, as declared in the title report annexed to this Agreement and the Promoter has acquired development rights on the said Project Land through the Collaboration Agreement as mentioned in the recitals hereinabove and thus has the requisite rights to carry out development upon the Project Land and also has actual, physical and legal possession of the Project Land for the implementation of the Project and the Larger Project;

- ii. The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the Project and the Larger Project and shall obtain requisite approvals from time to time to complete the development of the Project;
 - iii. There are no encumbrances upon the Project Land or the Project except those disclosed in the title report or in this Agreement;
 - iv. There are no litigations pending before any Court of law with respect to the Project Land or Project except those disclosed in the title report or this Agreement;
 - v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, Project Land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, Project Land, building/wing and common areas;
 - vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the 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 Project Land, including the Project and the said Apartment 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 Apartment to the Allottee(s) in the manner contemplated in this Agreement;
 - ix. At the time of execution of the conveyance deed of the structure to the association of the allottees, the Promoter shall handover lawful, vacant and peaceful physical possession of the common area of the structure to the association of allottees;
 - x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Project to the competent authorities;
 - xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the Project Land) has been received or served upon the Promoter/ Land Owner in respect of the Project Land and/or the Project/ Larger Project except those disclosed in the title report.
- 14 The Allottee(s) herself/ himself/ itself/ themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows:-
- i. To maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.

The Allottee(s) hereby specifically agrees with the Promoter that even after taking over the actual possession of the Apartment by the Allottee(s), the Allottee(s) will not object or prevent or obstruct the Promoter in any way in carrying on and completing the work of other apartments/ units/ towers or other buildings in the Larger Project and keeping building materials on the available open land.

- ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages, common area or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee(s) in this behalf, the Allottee(s) shall be liable for the consequences of the breach.
- iii. To carry out at his/her/its/their own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee(s) and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee(s) committing any act in contravention of the above provision, the Allottee(s) shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, *Pardis* or other structural members in the Apartment without the prior written permission of the Promoter and/or the society/ association of allottees/ limited company.
- v. Not to perform any activity which will result in damage to the said Apartment and common area of the Project or Larger Project. The Allottee(s) shall not be entitled to carry material in lift, keeping the material of repair in open space, bring in any carriage or transporting vehicle beyond the allowed limit of the floor within the said Larger Project.
- vi. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Project Land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vii. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the Project Land and the building in which the Apartment is situated.
- viii. Pay to the Promoter within fifteen days of demand by the Promoter, his/her/its/their share of security deposit demanded by the concerned local authority or Government for giving water, electricity or any other service connection to the building in which the Apartment is situated.

- ix. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee(s) for any purposes other than for purpose for which it is sold.
 - x. The Allottee(s) shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee(s) to the Promoter under this Agreement are fully paid up and other compliances of transfer of Apartment, as stated herein this Agreement or as imposed by association of allottees/ society or limited company/ federation/ apex body, are complied with.
 - xi. The Allottee(s) shall observe all the rules and regulations which the association of allottees/ society/ limited company or apex body/ federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the apartments therein and for the observance and performance of the building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee(s) shall also observe and perform all the stipulations and conditions laid down by the association of allottees/ society/ limited company or apex body/ federation regarding the occupancy and use of the Apartment in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
 - xii. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of association of allottees/ society or limited company/ federation/ apex body, the Allottee(s) shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
 - xiii. Till a conveyance of the Project Land on which the building in which Apartment is situated is executed in favour of apex body or federation, the Allottee(s) shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Project Land or any part thereof to view and examine the state and condition thereof.
 - xiv. The Allottee(s) shall not make any structural changes and design including columns, beams, waterproofing treatments. If any changes are done without any written consent from the Promoter or the association of allottees, defect liability shall not be applicable and it shall be deemed that the Allottee(s) has carried out such work at his/her/their respective consequences and liability.
- 15 The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee(s) as advance or deposit, sums received on account of the maintenance fund, expenses and also of the share capital for the promotion of the co-operative society or association of allottees or company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
- 16 Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the apartments or of the said Project Land and building or any part thereof. The Allottee(s) shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him/her/it/them and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the management of the said maintenance is handed over to the association of allottees or the same is transferred to the

apex body/ federation as hereinbefore mentioned.

17 PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

- 17.1 After the Promoter executes this Agreement he shall not mortgage or create a charge on the Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Apartment. Notwithstanding the aforesaid, the Allottee(s) hereby authorizes and permits the Promoter to raise finance/loan from any lending institutions by any mode or manner by way of charge/mortgage on the Larger Project/ Project (only in relation to unsold units therein) or the Project Land, and all current/ future receivables pursuant thereto, subject to the condition that the Apartment shall be free from all encumbrances at the time of execution of conveyance deed in relation to the in favour of the Allottee(s). The Promoter or such financial institution/bank, as the case may be, shall always have the first charge on the said Apartment for all their dues and any other sums payable by the Allottee(s).
- 17.2 In case the Allottee(s) wants to avail of a loan facility from his employer or financing bodies to facilitate the purchase of the Apartment applied for, the Promoter shall facilitate the process subject to the following: (a) the terms of the financing agency shall exclusively be binding and applicable upon the Allottee(s) only; (b) the responsibility of getting the loan sanctioned and disbursed as per the Payment Plan will rest exclusively on the Allottee(s); and (c) in the event of the loan not being sanctioned or the disbursement getting delayed, due to any reason whatsoever, the payment to the Promoter, as per Payment Plan, shall be ensured by the Allottee(s). All payments to be made under this Agreement by the Allottee(s) to the Promoter, apart from the loan amount, shall be paid directly by the Allottee(s) to the Promoter. Any loan amounts availed by the Allottee(s), shall be directly disbursed / released by the bank / financial institution to the Promoter and the same shall be treated as payments made on behalf of the Allottee(s). Notwithstanding whether the loan is obtained or not, the Allottee(s) shall be liable to pay to the Promoter on the due dates the relevant installments and all other sums due under this Agreement and in the event, if there is any delay and/ or default is made in payment of such amounts, the Allottee(s) shall be liable for the consequences including payment of delayed payment charges on the outstanding payment as provided in this Agreement.

18 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 the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee(s) and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee(s) and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee(s) for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee(s), application of the Allottee(s) shall be treated as cancelled and all sums deposited by the Allottee(s) in connection therewith including the Booking Amount, subject to deduction of brokerage and administrative charges, shall be returned to the Allottee(s) without any interest or compensation whatsoever.

19 ENTIRE AGREEMENT

- 19.1 This Agreement, along with its schedules and annexures, constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether

written or oral, if any, between the Parties in regard to the said Apartment.

20 RIGHT TO AMEND

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

21 PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES

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

21.2 The Allottee(s) without the prior written consent of the Promoter shall not have the right in any way to assign or transfer the interest under this Agreement at any time before registration of the conveyance deed for the Apartment.

21.3 The Promoter may, at its sole discretion and subject to the terms/conditions contained herein, on receiving up to date payment of dues under all various heads mentioned herein and subject to applicable laws and notifications or any government directions as may be in force, permit the Allottee(s) to get the name of any third person(s) substituted in his/her/their place subject to terms and conditions and on payment of transfer charges/processing fees, as may be determined and imposed by the Promoter from time to time. The Promoter has a right to modify the said transfer charges/processing fees from time to time.

21.4 The first transfer / sale / assignment / substitution shall be free of charge except for the cost of registration fees and stamp duty on any instrument giving effect to transfer/ sale/ assignment/ substitution, however any subsequent transfer / sale/ assignment / substitution shall be subject to administration fees of Rs. 150/- (Rupees Five Hundred only) per square feet of Carpet Area of the Apartment, apart from the cost of registration fees and stamp duty, or such other administrative fees as may be decided by the Promoter from time to time, for such transfer/ sale / assignment/ nomination/ substitution and the transfer/ assignment/ sale/nomination/substitution shall be effected in a manner and as per procedure as may be formulated by the Promoter. The Allottee(s) and the transferee/ assignee/ nominee/ substitute shall be required to submit such necessary documents in the formats as may be required by the Promoter for such transfer/ assignment/ nomination/ substitution. Any transfer/ assignment/ nomination/ substitution by the Allottee(s) without the prior permission/ approval of the Promoter shall be treated as null and void and such transfer/ assignment/ nomination/ substitution shall not be binding on the Promoter. It is clarified however that no such administration fees shall be charged by the Promoter after handover of the Project/Larger Project to the association of allottees, except with regard to units / apartments in the Larger Project in relation to which conveyance deeds have not been executed.

21.5 Before effecting any subsequent transfer of the said Apartment by way of sale or otherwise, after execution and registration of conveyance deed in his/her/its/their favour, the Allottee(s) shall be required to obtain prior '*No Objection / No Dues Certificate*' from the Promoter or the maintenance agency or association of allottees, as the case may be, as regards clearance/payment of outstanding maintenance charges.

The Allottee(s) shall be solely responsible and liable for all legal, monetary or any other consequences that may arise from such transfer/ assignment/ nominations. In the event of any imposition of executive instructions at any time after the date of the application to restrict the transfer/ assignment / nominations by any authority, the Promoter will have to comply with the

same and the Allottee(s) has specifically agreed to the same.

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 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.

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 Project or Larger Project, the same shall be in proportion to the Carpet Area of the Apartment to the total carpet area of all the apartment in the said Project or Larger Project.

24 FURTHER ASSURANCES

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

25 PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's office, or at some other place, which may be mutually agreed between the Promoter and the Allottee(s) in district Wardha, Maharashtra. After the Agreement is duly executed by the Allottee(s), Land Owner and the Promoter or simultaneously with the execution the said Agreement, the same shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Wardha.

26 The Allottee(s) and/or Promoter shall present this Agreement as well as the conveyance deed at the proper registration office within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

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

[•] (Name of Allottee)
[•] (Allottee's Address)
Email ID: [•]

Keystone Communities LLP
504, Wing A, MVL iPark, Sector 15 II, Gurgaon – 122001, Haryana
Email ID: crm.elevate@keystone.work

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

28 JOINT ALLOTTEES

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

- 29 Stamp Duty and Registration: The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee. All expenses on account of preparation of all kinds of documents viz. this Agreement, conveyance deed including cost of stamp duty, registration fees and all other charges and misc. expenses including the lawyer's fees payable in respect thereof have been agreed to be borne and paid by the Allottee.

Additionally, the Allottee(s) shall bear the expenses towards infrastructure Cost (MSEB & Water Charges), GST as applicable & deposit for formation of association of allottees to the Promoter (to be paid on receipt of occupancy certificate/ completion certificate or before the registration of conveyance deed).

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

31 GOVERNING LAW

The rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Competent Civil Court at Wardha as well as the Hon'ble Bombay High Court will have the jurisdiction arising out of this Agreement.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement at *(city/town name)* in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED

IN WITNESS WHEREOF, THE PARTIES HEREINABOVE NAMED HAVE SET THEIR RESPECTIVE HANDS AND SIGNED THIS AGREEMENT FOR SALE IN THE PRESENCE OF ATTESTING WITNESS, SIGNING AS SUCH AT SUCH PLACE AND ON THE DAY FIRST ABOVE WRITTEN.

SIGNED AND DELIVERED BY THE WITHIN NAMED:	
Allottee:(including the joint allottee)	
(1) Signature _____ Name _____ Address _____	Please affix photograph and sign across the photograph
(2) Signature _____ Name _____ Address _____	Please affix photograph and sign across the photograph

SIGNED AND DELIVERED BY THE WITHIN NAMED:	
Promoter	
Signature (Authorised Signatory) Name Smt. Payal Kumari Address B 50, Setor 108, NOIDA-201304, UP	Please affix photograph and sign across the photograph

SIGNED AND DELIVERED BY THE WITHIN NAMED:
Promoter

Signature (Authorised Signatory) Name Mr. Vipin Kumar Address _____	Please affix photograph and sign across the photograph
--	--

WITNESSES

1. Signature

Name

Address

2. Signature

Name

Address

FIRST SCHEDULE ABOVE REFERRED TO

Description of the Project Land and all other details:

THE UNDIVIDED [●] % SHARE AND INTEREST IN ALL THAT PIECE AND PARCEL of land bearing Khasra No.50/1/1 containing by admeasurements 13,859.94 Sq. Mtrs. of Mouza Nalwadi, including all easementary rights appurtenant and belonging thereto, situate at Village Nalwadi, within the limits of Wardha, in Tahsil and District Wardha, moreover mentioned above as project land “**Keystone Elevate**” and bounded over as under:

ON THE EAST : 18 Meter DP Road
ON THE WEST : Gandhi Nagar
ON THE NORTH : Maliye Layout
ON THE SOUTH : Essaji Layout

SECOND SCHEDULE ABOVE REFERRED TO

(Description of Apartment hereby agreed to be sold)

ALL THAT R.C.C. Superstructure comprising **Apartment No. [●]** covering a **Carpet area [●] Sq.Mtrs. situated on the [●] Floor** in “**KEYSTONE ELEVATE TOWER A1**” Multistoried Building out of the entire Housing Scheme to be known and styled as **KEYSTONE ELEVATE** with undivided share and interest [●] % as mentioned above in First Schedule and the flat is bounded as under:-

ON THE EAST : Commercial Tower
ON THE WEST : Tower A2
ON THE NORTH : Podium
ON THE SOUTH : Internal Road

[Note: Undivided share in land does not include the area of covered parking in the building scheme.]

THIRD SCHEDULE ABOVE REFERRED TO

The nature, extent and description of common area and facilities of the Larger Project (all towers and future development) are as follows:

The following shall be deemed to be the common areas and facilities of the Entire Project Land and shall be collectively used, maintained, and enjoyed by all allottees/owners of all TOWERS constructed on the said single plot of land, irrespective of the WING/TOWER-WISE declared deeds executed individually:

- a) The entire parcel of land described on Plot No.1 admeasuring 13859.94 Sq Mtrs, save and except the footprint of the individual buildings/wings and areas specifically allotted or sold for exclusive use.
- b) All open spaces, landscaped garden(s), children's play area, park, and such other recreational/open amenities, if any, located on the said land shall be for the common benefit and use of all the apartment/shop owners in all Towers.
- c) Covered and uncovered parking spaces, including visitor parking areas, as provided within the Project layout and not allotted for exclusive use, shall be treated as part of common parking facility available to the occupants of all Towers.
- d) All internal roads, compound wall on all four sides of the plot, and the common entrance/exit gates (2 nos. Grill Gates) provided for ingress and egress to the project as a whole.
- e) Common Area of the entire land and common facilities/amenities like Club and Pavillion/Yoga area is designated as a common facility for the entire land admeasuring 13859.94 Sq,Mtrs covering all Towers and further phases and the adjoining land belonging the developer / owner. The Facility is accessible to all unit/apartment owners across the development.
- g) Any other amenity or facility which, by its nature and use, is designated for the benefit of all the allottees of all TOWERS irrespective of the location of such facility or amenity in any TOWER shall remain common for all the allottees and shall be moreover details in the proposed Agreement to sell / Sale Deed of allottees and shall be developed and maintained by the developer until the last tower of the project is completed and all the facility and amenities shall be handed over to the association or any agency as desired by the developer for further common maintenance of all towers.

The following utilities and services, whether located within or around the building :

- i) Common staircases provided for the tower.
- ii) Fire escape staircases for each tower.
- iii) Underground sump with electric motor and water pump for common water supply.
- iv) Plumbing and drainage network serving the tower.
- v) Electrical wiring and cabling network throughout the project layout.
- vi) Public utility connections like water, sewerage, streetlights, etc.
- vii) Overhead water tanks for the tower (for supply to individual flats).
- viii) Lifts installed in the tower.
- ix) Structural elements including foundation, columns, beams, load-bearing walls, slabs, etc., supporting the overall building structure as per approved plans.
- x) All other mechanical, electrical, fire-fighting equipment's, sanitation, and safety systems installed for collective use.

FOURTH SCHEDULE ABOVE REFERRED TO
PAYMENT PLAN

ANNEXURE – A

7/12

Page 1 of 1

अहवाल दिनांक : 30/09/2024



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३.५.६ आणि ७]



गाव :- नालवाडी (534195)

तालुका :- वर्धा

जिल्हा :- वर्धा

PU-ID : 41525532675

भूमापन क्रमांक व उपविभाग : 50/1/1

41525532675

भू-धारणा पद्धती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र आकार पो.ख. फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे आर.चौ.मी.चौ.से.मी. एकक अकृषिक क्षेत्र बिन शेती 138.59.94 आकारणी 26334.00	361 10798	श्रीप्रकाश गोकुलदास केलत्री (एच यु एफ)	138.59.9426334.00 (12437) 138.59.9426334.00 (12437)	कुळाचे नाव व खंड इतर अधिकार निवासी प्रयोजनार्थ अकृषक रुपांतरीत (12124) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक 12437 व दिनांक 30/09/2024
जून फेरफार क्र (12124)				सीमा आणि भूमापन चिन्हे

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

गाव :- नालवाडी (534195)

तालुका :- वर्धा

जिल्हा :- वर्धा

भूमापन क्रमांक व उपविभाग : 50/1/1

पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन	शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)
					ह.आर. चौ.मी	ह.आर. चौ.मी			ह.आर. चौ.मी

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणे आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- 30/09/2024

सांकेतिक क्रमांक :- 270800050090730000920241219

(नाव :- बालाप्रसाद रामराव ढोणे)

तलाठी साझा :- नालवाडीता :- वर्धा जि :- वर्धा

गाव नमुना ६
फेरफार नोदंवही (फेरफार पत्रक)
। महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोदंवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील
नियम १०।

गाव :- नालवाडी

तालुका :- वर्धा

जिल्हा :- वर्धा

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले भुमापन व उपविभाग क्रमांक	अधिकाऱ्याचे नाव , आद्याक्षरी व शेरा
12437	फेरफाराचा प्रकार : अनौदणीकृत नोंदीचा प्रकार : आदेश व दस्तावेज फेरफाराचा दिनांक : 28/09/2024 माहिती मिळालेचा दिनांक :- 27/09/2024 अधिकारी : तहसीलदार आदेश क्रमांक : क्र.अका/प्र-1/कावि-1116/2024 आदेश दिनांक : 19/09/2024 वरील आदेशानुसार व 5 वे सह दिवानी न्यायाधीश वरीष्ट स्तर वर्धा यांचेकडील विशेष दिवानी दावा क्र.23 /2017 मधील पारीत आदेश दि.16/2/2022 नुसार संबंधीत स.न.50/1/1 व 50/2/1/1 चे गाव नमुना 7/12 मध्ये श्रीप्रकाश गोकुलदास कलंत्री ऐवजी श्रीप्रकाश गोकुलदास कलंत्री (एच.यु.एफ.)अशी नोंद केल्यावरुण नोंद दर्ज. हितसंबंधितांना नोटीस बजावल्याचा दि. फेरफार नोंद निर्गतीचा दि. 30/09/2024	50/1/1 (मंजूर), 50/2/1/1 (मंजूर) एकूण :- 2	आदेशाची प्रत पाहिली आहे. तहसीलदार आदेश क्रमांक : क्र.अका/प्र-1/कावि-1116/2024 आदेश दिनांक : 19/09/2024 नोंद प्रमाणित (ओमप्रकाश पुंडलिकराव सातपुते) मंडळ अधिकारी:- पालकवाडी उर्फ वर्धा ता.: वर्धा जि.: वर्धा दि.: 30/09/2024
	(बालाप्रसाद रामराव ढोणे) तलाठी नालवाडी साझा नालवाडी ता. वर्धा जि. वर्धा		

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 30/09/2024
सांकेतिक क्रमांक :- 270800050090730000920243221



(नाव :- बालाप्रसाद रामराव ढोणे)
तलाठी साझा :- नालवाडी ता :- वर्धा जि :- वर्धा

ANNEXURE –B

N. A. Order



Wardha Municipal Council
APPENDIX D-3
FINAL APPROVAL
TO THE LAND SUB-DIVISION / LAYOUT



Proposal Number : 45557
Proposal Code : CAWRM-23-80343

Approval No. : CAWRM/LF/2023/APL/00023
Date : 16/11/2023

To,
i) Shriprakash Gokuldas Kalantri
S.NO.50/1 MOUZA-NALWADI , WARDHA
ii) Sunrendra Nagmote (Engineer)

Sir/Madam,

With reference to your application No CAWRM202300039, dated 31-10-2023 for the land sub-division approval, under Section 18/44/58 of The Maharashtra Regional and Town Planning Act, 1966 read with Section - , to carry out development work in respect of land bearing City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. 50/1 , Final Plot No. , Mouje NALWADI situated at Road / Street , Society , the land sub-division layout is **finally approved as demarcated**, under Section 18/45 of the Maharashtra Regional & Town Planning Act, 1966, subject to the following conditions:

1. It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting, etc. and hand it over to the Planning Authority /Collector after developing them to the satisfaction of the Authority
2. If you wish that the Planning Authority /Collector should carry out these development works, then you will have to deposit the estimated expenses to the Planning Authority /Collector in advance, as decided by the Authority
3. As per the undertaking submitted by you in respect of recreational open space as stipulated in Regulation No.3.4, the said open space admeasuring stand vested in the name of plot holders of the layout or society of the plot holders and you have no right of ownership or interest in the said recreational open space
4. This permission does not entitle you to develop the land which does not vest in you

Signature valid

Digitally signed by RAJESH T. BHAGAT
Date: 2023.11.16 12:31:09
Reason: Approved
Location: Wardha Municipal Council
Project Code : CAWRM202300039
Application Number : CAWRM202300039
Proposal Number : 45557
Certificate Number : CAWRM/LF/2023/APL/00023



Scan QR code for verification of authenticity.

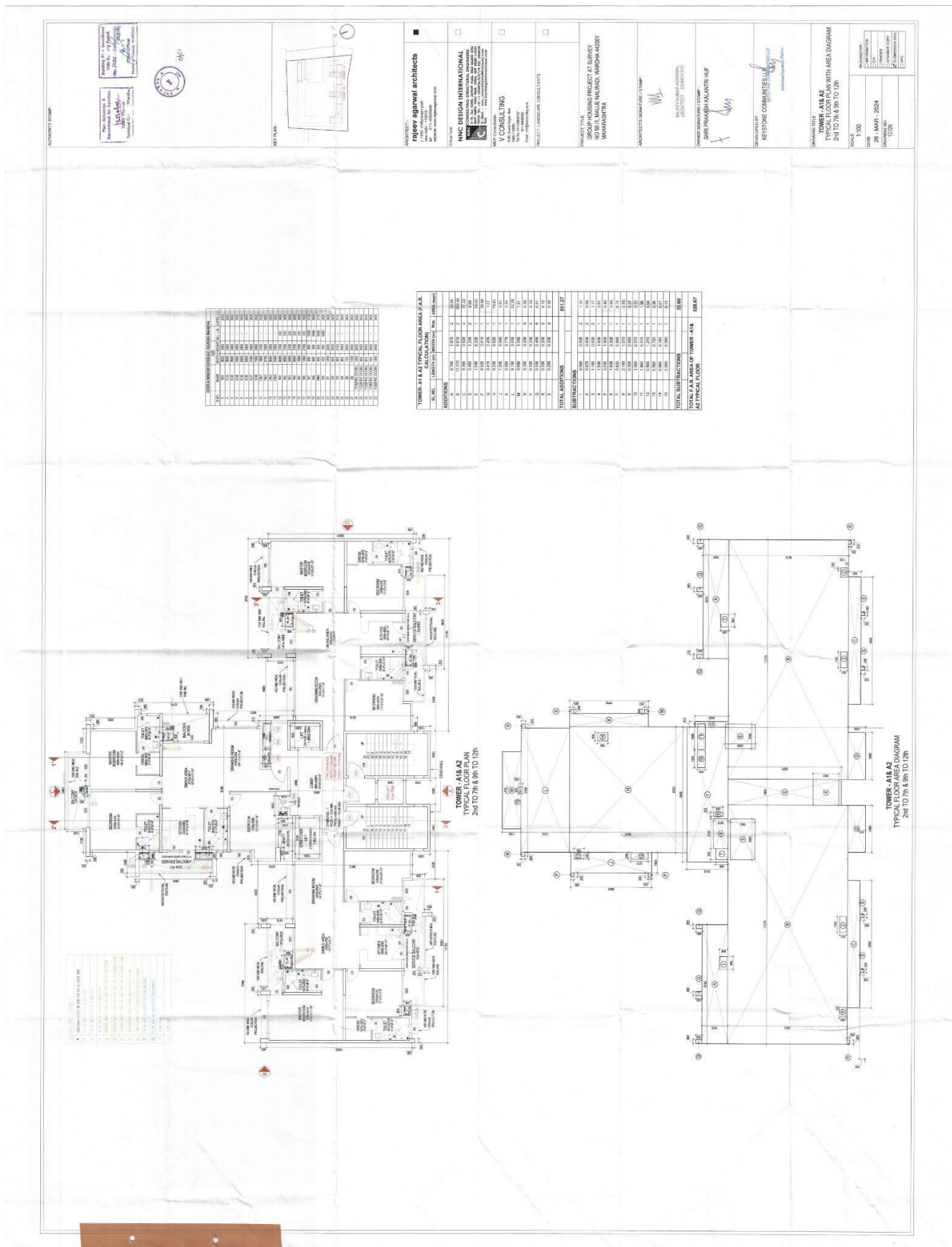
Chief Officer,
Wardha Municipal Council,

Page 29 of 37



ANNEXURE - C-2

Approved Tower Plan



ANNEXURE -D
Approved Unit Plan

ANNEXURE – E-1
(Specification for the Apartment/Tower)

Location	Description	Specification	Brand
Living / Dining / Bedrooms	Floor	Laminated Wooden Flooring / Vitrified Tile	Action Tesa, Pergo or Equivalent / Kajaria, Somany, Simpolo, Qutone, Johnson or Equivalent
	Wall + Ceiling	POP Punning	Sakarni or Equivalent
	Wall / Ceiling	Low VOC Plastic Emulsion Paint	Asian, Berger, Nerolac, Dulux or equivalent
All Toilets	Floor	Anti-Skid Premium Ceramic Tiles	Kajaria, Somany, Simpolo, Qutone, Johnson or Equivalent
	Wall	Vitrified / Ceramic Premium Wall Tile Till False Ceiling Height	Kajaria, Somany, Simpolo, Qutone, Johnson or Equivalent
	Fitting & Fixtures	Wall Hung WC, Above Counter Basin	Kohler, Grohe, Roca or Equivalent
	Ceiling	Water Resistant Grid Ceiling	Armstrong , USG Boral, Everest or Equivalent
	Counter	Granite / Artifical Stone / Tile	
	Vanities	HDF / Water Resistant Board with Laminate	Greenply, Century, Duroply or Equivalent. Hettich, Ozone or Equivalent
	Water	Hot and Cold Water Pipeline Provision	
	Mirror	Mirror	
	Shower Cubicles	Toughened Glass with SS Fittings	
	Light Fixtures	LED Light Fixtures	Havells, Bajaj, HPL, Philips or equivalent
Kitchen	Floor	Vitrified Tiles	Kajaria, Somany, Simpolo, Qutone, Johnson or Equivalent
	Wall	Premium Wall Tile Above Counter Upto 600mm	Kajaria, Somany, Simpolo, Qutone, Johnson or Equivalent

	Fitting & Fixtures	SS Sink Double Bowl, Water Efficient Plumbing Fixtures	Jayna, Nirali, Franke or Equivalent
	Counter	Granite / Artificial Stone / Tile	Simpolo, Kalinga, AGL or equivalent
	Wooden	Fully Modular Kitchen, with HOB, Chimney	Fittings - Haffle, Hettich or Equivalent / Chimney / Hob - Faber, Kaff, Glen or Equivalent
Balcony	Floor	Anti-Skid / Matt Ceramic Tiles	Kajaria, Somany, Simpolo, Qutone, Johnson or Equivalent
	Railing	MS Railing	
Tower Entrance Lobby	Flooring	Tiles	Kajaria, Somany, Simpolo, Qutone, Johnson or Equivalent
Staircase	Floor	Staircase Tile / Stone	Restile, Johnson, Kajaria or Equivalent
	Light Fixtures	LED Light Fixtures	Havells, Bajaj, HPL, Philips or equivalent
	Railing	MS Railing	
Doors	Door	Prelaminated Flush door - Ht 2.3 m	
All Doors	Door Hardware	SS Hardware	Dorset , Godrej , Kich or Equivalent
External Doors & Windows	UPVC / Aluminium	UPVC / Aluminium Frame With Energy Efficient Glass	
All External Surface	External Paint	Partly Textured Paint / Weather Shield Paint / Weather Coat or Equivalent	Asian, Berger, Nerolac, Dulux or Equivalent
All Rooms	Electrical Switches & Sockets	Premium Quality Moulded Modular Switches & Sockets	Havells, ABB, L&T, C&S, Schnider or Equivalent
All Rooms	Electrical Wiring	Fire Resistant Copper Wiring	Havells, Bajaj, HPL, Philips or equivalent
All Rooms Other than Kitchen	AC	Min. 3 Star Split AC	Hitachi, IFB, Voltas or Equivalent
All Toilets	Geysers		Racold , Jaquar , Havells or equivalent
Kitchen & All Toilets	Exhaust Fan		Havells, Bajaj, Crompton Greaves or Equivalent

Main Door		Pre-veneered Flush Door - Ht 2.4 m Entrance Digital Lock	
Inverter	Inverter	2-BHK / 3-BHK / 4-BHK - 1.2KVA / 1.4KVA / 1.6 KVA	
Staircase Door		Fire Rated Doors	

ANNEXURE – E-2
(Amenities for the Larger Project)

Vedic Temple	Swimming Pool
Waterbody	Landscaped Area (Herb Garden)
Amphitheatre	Play Area
Badminton Court/Party Hall	Get-together Areas
Half Basketball Court	High-Speed Elevators high upto Terrace
Green Area	Gym
Festival Lawn	Multipurpose Hall
Walking Track with Outdoor Speaker	Library
Children's Play Area	Board Games
Toddlers' Area	Lounge
Teen Games Area	Activity Areas
Seating Lounges	Mini Play Zone

No individual phase or tower shall have the right to exclusive or priority use of the Common Facilities prior to the completion of the entire Larger project land. The Common Facilities will be completed with the final phase and formally handed over to the association of allottees/residents welfare association (RWA) constituted for the entire Project.

E-3 Details and specifications of the lifts:

S. no.	Type Lift (passenger/service/stretcher/goods/fire evacuation/any other)	Total no. of Lifts provided	Number of passenger or carrying capacity in weight (kg)	Speed (mtr/sec)
i.	Passenger lift	1	10 Passengers	1.75 mps
ii.	Stretcher lift	1	13 Passengers	1.75 mps
iii.	Fire lift	1	06 Passengers	1.50 mps

E-4 Facilities/ amenities provided/to be provided within the Layout and/or common area of the Layout:

S. No.	Type of facilities / amenities provided
1	Water Supply
2	Sewerage (chamber, lines, Septic Tank , STP)
3	Storm Water Drains
4	Landscaping & Tree Planting
5	Water conservation/ Rain water harvesting
6	Fire protection and fire safety Requirement
7	Electrical meter room, sub-station, receiving station
8	Aggregate area of recreational Open Space

E-5 Facilities/ amenities provided/to be provided within the building including in the common area of the building A1

S. No.	Type of common area provided
1	Lift Lobbies
2	Terrace Area On the Top
3	Water Tanks and Sump

4	Common Area/Backup Unit and Fire Fighting Equipment as per sanctioned Norms
5	Arrangement of Water Supply

ANNEXURE –F
(Registration Certificate of the Project granted by the Real Estate Regulatory Authority)



Maharashtra Real Estate Regulatory Authority

**REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'**

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P50400077624

Project: **KEYSTONE ELEVATE-TOWER A** Plot Bearing / CTS / Survey / Final Plot No.: **CTS NO 50/1, NALWADI, Wardha, 442001;**

1. **Keystone Communities Llp** having its registered office / principal place of business at Tehsil: **Wardha, District: Wardha, Pin: 442001.**
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

 - The Registration shall be valid for a period commencing from **17/10/2024** and ending with **31/12/2032** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Prakash Kesuram Sabale
(Secretary, MahaRERA)
Date: 4/17/2025 11:08:34 AM

Dated: **17/04/2025**
Place: **Mumbai**

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority