

AGREEMENT

THIS AGREEMENT FOR SALE MADE AND EXECUTED AT PUNE ON THIS ____ DAY OF _____ 2020,

BETWEEN

I. Sample Company LIMITED, a Limited Company incorporated and registered under the provisions of the Companies Act, 1956 and deemed existing under the provisions of the Companies Act, 2013, having its Corporate Identity Number U70101PN2012PLC142705 and having its registered office at 3, QUEEN'S GARDEN, Gen. ARUN KUMAR VAIDYA MARG, PUNE 411001, PAN - AAFCB0273N, represented through its duly authorized signatory MR. KARAN AGRAWAL, Age : Adult, Occupation : BUSINESS, and hereinafter referred to as the "**PROMOTERS**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the said Company, it's successors in title, its receivers, assigns, executors, official liquidators, or the Company or Companies in which the said Company may be merged or amalgamated etc.)

II. BAJAJ ELECTRICALS LIMITED, a Limited Company registered under the Companies Act, 1913, and deemed to be incorporated under the Companies Act, 1956, and having its office at 45/47, Veer Nariman Road, Mumbai 400023 and hereinafter referred to as the "**LAND OWNERS**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the said Company, it's successors in title, its receivers, assigns, executors, official liquidators, or the Company or Companies in which the said Company may be merged or amalgamated) represented through their duly constituted attorney MR. VINODKUMAR B. AGARWAL, Age : Adult, occupation : Business, represented through his constituted attorney MR. KARAN VINODKUMAR AGRAWAL, Age : Adult, occupation : Business, and MR. HIMANSHU VINODKUMAR AGRAWAL, Age : Adult, occupation : Business, having address at 3 Queen's Garden, Gen. Arun Kumar Vaidya Marg, Camp, Pune 411001.

... PARTY OF THE ONE PART

AND

1. <<<CUSTOMERTITLE>>> **Neeta Desai**, Age: **30** Years, Occupation: **PRIVATE SERVICE**,
2. <<<TitleJoinCustomer1>>> **Amit Desai**, Age: **0** Years, Occupation: ,
3. <<<TitleJoinCustomer2>>> , Age: Years, Occupation: ,
4. <<<TitleJoinCustomer3>>> , Age: Years, Occupation: , both residing at **1445 Sadashiv peth Pune**, PAN 1. **BKPPJ0788F** PAN 2. , PAN 3. PAN 4. , AADHAR Card No. (1) and AADHAR Card No. (2) and AADHAR Card No. (3) and AADHAR Card No. (4) ,Email Address/es: **neeta_desai@gmail.com**, Mobile Number/s: **9985236662** and hereinafter referred to as the "**ALLOTTEE/S**" (Which expression shall unless it be repugnant to the context or meaning thereof, in case of individual/s, shall mean and include the Allottee/s alone and not his/her/their nominee/s / assigns till complete fulfillment of all terms of the agreement, but in case of death of the Allottee/s, the said expression shall mean and include his/her/their legal heirs, executors, administrators and permitted assigns; In case of a Hindu Undivided Family, the

Karta, coparceners and members from time to time of the coparcenary and the survivors or survivors of them; in case of Trust, the Trustees for the time being and from time to time of the Trust and the survivor/s or survivors of them and their successors and permitted assigns; in case of Partnership Firm, shall mean and include all Partners of the firm and their heirs, legal representatives, administrators, executors and successors; in case of Private or Public Limited Company, shall mean and include the said Company, its successors, its receivers, official liquidators, or the Company or Companies in which the said Company may be merged or amalgamated etc.)

... PARTY OF THE OTHER PART

The Company and the Purchaser are herein after individually referred to as the “**Party**” and collectively referred to as the “**Parties**”.

WHEREAS the owners above named ‘BAJAJ ELECTRICALS LIMITED’ is the land owners of the properties listed at Serial No. (1) to (7) and the Promoters are holding Development Rights in Association of Persons with respective owner for property listed at Serial No. (8) Herein below, bearing:

Serial no.	Survey Numbers	Hissa Numbers	Area (mentioned in Square Meters)
1.	7	1	14,822
2.	7	2	3,024.76
3.	7	3	14,441.75
4.	7	4	14,085
5.	7	5	22,258.13
6.	8	1/1/2	24,427
7.	38A	1B/1	6,307
8.	3	2	5,800

totally admeasuring 1,05,165.64 Square Meters, and all situated at village Wadgaon Sheri, within the limits of PUNE MUNICIPAL CORPORATION, Taluka Haveli, District Pune hereinafter referred to as the "**said larger land**" and more particularly described in the ‘PROPERTY SCHEDULE – I’, written hereunder.

AND WHEREAS the Land Owners has appointed the Promoter as their Authorized Lawful Representative to Develop and the developers have acquired the lawful Development Rights of the said **larger land** from the Owners above named, vide separate agreements and ancillary writings, duly registered at the office of the Sub-Registrar of Haveli No. 7, Pune, as mentioned below:

Date of Agreement	Area of Agreement (mentioned in Hectare-Aar)	Registration Number of Development Agreement	Registration Number of Power of attorney
30/06/2003	10 – 52.5	2073	2200

05/04/2004	02 – 62	1395	1396
20/11/2004	02 – 62	5105	5106
28/06/2005	05 – 28.5	5471	5472
Articles of 'Association of Person' dated 26/09/2008 for the landed properties admeasuring 00 Hectare 58 Aar from Survey No. 3/2.			
Acknowledgement and Consent Deed dated 16/01/2009, registered in the office of Sub-registrar Haveli No. 11, Pune at Serial No. 421/2009.			

CHANGE IN THE ENTITY:

All Agreements, Power of Attorneys and other writings executed by above mentioned owners and other persons, are duly executed and registered by the above mentioned erstwhile owner and other persons in favour of the Promoters, then named and styled as 'M/s. SAMPLE BUILDERS' a partnership firm registered under the provisions of Indian Partnership Act, 1932. The true extract of the records issued by the office of Assistant Registrar of Firms, Pune, testifies that the name of the partnership firm was changed from 'M/s. SAMPLE BUILDERS' to 'M/s. SAMPLECORP INFRASTRUCTURES' with effect from 27/05/2011. Thereafter, the partnership firm viz. 'M/s. SAMPLECORP INFRASTRUCTURES' was converted and registered into a Private Limited Company and named as 'SAMPLECORP INFRASTRUCTURES PRIVATE LIMITED', incorporated under Part / Chapter IX provisions of the Companies Act, 1956, as manifested by the certificate of incorporation dated 27/03/2012, issued by Registrar of Companies, Maharashtra, Pune. As such, the change from partnership firm named 'M/s. SAMPLE BUILDERS', subsequently to 'M/s. SAMPLECORP INFRASTRUCTURES' and to a Private Limited Company incorporated under Part / Chapter IX provisions of the Companies Act, 1956, named 'SAMPLECORP INFRASTRUCTURES PRIVATE LIMITED' be kindly noted. By an Order dated 05/07/2013 of the Hon'ble HIGH COURT, BOMBAY, in COMPANY SCHEME PETITION No. 274 of 2013 and COMPANY SCHEME PETITION No. 275 of 2013, a Group Company namely SAMPLECORP HOTELS & RESORTS LIMITED got merged in SAMPLECORP INFRASTRUCTURES PRIVATE LIMITED. Subsequently vide incorporation certificate dated 04/09/2013, the name of 'SAMPLECORP INFRASTRUCTURES PRIVATE LIMITED' changed to 'SAMPLECORP PRIVATE LIMITED'. In addition to this, vide incorporation certificate dated 29/10/2013, the name of 'SAMPLECORP PRIVATE LIMITED' changed to 'SAMPLECORP LIMITED'. In the narration above, the firm, which was referred to as said 'M/s. SAMPLE BUILDERS', and said 'SAMPLECORP LIMITED' as it existed at this relevant point of time should be referred in the context of all documents concerned.

LAYOUT POTENTIAL OF SAID LARGER LAND AND PHASE WISE DEVELOPMENT BY PROPOMOTERS:

By virtue of the aforesaid Development Agreements and Power of Attorneys and related deeds and documents, the Promoters alone has the sole and exclusive right to construct the separate Project Buildings within sanctioned layout of said larger land after taking appropriate sanctions, revised sanctions, permissions and revised permissions from the Competent Development Authority and other Statutory Authorities. Under above mentioned Development

Agreements and Power of Attorneys, AOP, the Promoters are entitled to develop said **larger land** totally admeasuring 21 Hectares 93.04 Ares, bearing Survey Numbers 7/1, 7/2, 7/3, 7/4, 7/5, 8/1/1/2, 38A/1B/1, 38B and 3/2 all situated at village Wadgaon Sheri, Taluka Haveli, District Pune. As per their planned development of said **larger land** in various stages and Phases, the Promoters undertook the Development of subject entire layout of **larger land** in different Phases and various Separate Projects under such Phases.

GRANT OF NON AGRICULTURAL USE PERMISSION:

The Hon'ble Collector of Pune, Revenue Branch vide order dated 14/02/2006 bearing No. PRH/NA/SR/444/2005 permitted non-agricultural use of the said larger land for residential/commercial purposes under section 44 of the Maharashtra Lands Revenue Code, 1966. The copy of same is attached herein with and marked as '**ANNEXURE H**'.