



ANANTYA[®]
CHEMBUR (E)

ANANTYA[®]

CHEMBUR (E)



Name	: Anantya
Location	: Chembur
Possession Date	: 31/12/2024
Number of Towers	: Phase 1 – 8 towers
Product Mix	: Studio, 1, 1.5, 2 & 3 BHK
Land Area	: Phase 1 – 13 acres
Number of floors	: 32
Starting Price	: 68 Lacs
RERA numbers	: P51800005533/P51800009827

About Project

Anantya is being built on the most exclusive and largest location in the vicinity of Chembur – a self-sustained ecosystem adding to a total of 40 Acres – within which 13 Acres is being developed as Phase 1.

Phase 1 of Anantya is a multi-layered, sustainable development offering ample of green and open spaces in Chembur – the greenest zone in the city of Mumbai. The project offers configurations of Studio, 1, 1.5, 2 and 3 BHK, along with world-class amenities for every age – be it an adult, a senior citizen or a child. It also includes retail space options that shall take care of all your everyday needs in respect to, health, banking, daily essentials and travel.



Amenities

- Kid's indoor Area
- Toddler's Play Zones
- Jogging and Walking Tracks
- Swimming Pools
- Kid's Pools
- Skating Rink
- Senior Citizen Areas
- Gymnasium
- Fitness Centers
- Extravagant Clubhouse
- Multipurpose Hall/Banquet
- Retail Options/Space for Retail



Disclaimer : *Terms & Conditions Apply



**RAPIDLY REDEFINING
THE MUMBAI LIFESTYLE.**

ANANTYA[®]
CHENNAI (E)



Anantya is taking shape rapidly
Here are the latest updates.

Construction progress

- Excavation work started in Tower 8
- Excavation and levelling work in progress in Tower 1 and 2
- Excavation work started in rehabilitation Tower 5

The project has been registered
via MahaRERA registration number: P51800005533 & P51800009827
and is available on the website
<https://maharera.mahonline.gov.in/under-registered-projects>.



Project Update for August 2018



TERMS AND CONDITIONS

1. The Channel Partner hereby declares and confirms as under: -

- a. The Channel Partner has registered himself/itself as per the provisions of The Real Estate (Regulation and Development) Act, 2016 ("RERA") with the RERA Authority and is compliance with provisions of RERA.
 - b. The Channel Partners agrees that while displaying the name of Channel Partner as its Authorized channel partner, the Company shall mention the RERA registration number of the Channel Partner
 - c. The Registration of Channel Partner is valid and subsisting.
 - d. The Channel Partner will not use the company logo of Radius Developers without authorized approval
2. The Channel Partners agrees and understands that it may participate in the booking by way of sale/lease of such units in the said Projects as may actually be confirmed for booking by the Company (hereinafter referred to as the "Sale Units").

"Projects" shall mean the projects identified in the Schedule 1 annexed hereto and the Channel Partner is an authorized channel partner of the Company only for the projects mentioned in the Schedule 1. The Channel Partner shall not deal or make advisements in respect of the Company's Projects which are not mentioned in the Schedule 1.

3. The Channel Partners may organize and facilitate bookings for the said Projects by way of sale/lease of the Sale Units ("Booking") depending upon the availability of such Sale Units, as per intimation/confirmation by the Company and as per the rates and in conformity with the terms and conditions prescribed by the Company from time to time for each of such Projects.

4. In consideration of the services to be rendered under this agreement by the Channel Partners, the Company shall pay a "Fees" to the Channel Partners in accordance with the rates and targets specified in Schedule – 2 annexed hereto.

5. In the event that the bookings done by the Channel Partners for any of the Sale Units in the said Projects are on behalf of an Associate Company of the Company, then the billing for the Fees for such Units shall be done directly on such Associate Company and the payments shall also be received by the Channel Partners directly from the concerned Associate Company.

6. In the exercise of its right under this Agreement, the Channel Partners shall not be deemed to have the power or authority to bind the Company in any manner whatsoever or to execute any document on behalf of the Company or create any other obligations on the Company whatsoever or on its behalf. By this Agreement, the Company has appointed the Channel Partners as its distribution and marketing partner for the sole purpose of facilitating the booking for allotment/sale/lease of the Sale Units of the said Projects.

7. The Company agrees that the Fee due to it shall be released in the manner mentioned hereunder in accordance with the determination thereof under Schedule-II :

- a. In case of ready possession Units (Down Payment Plan) the Company shall pay the Professional Services Fee due to the Channel Partners after receiving 20% of the total sale value from the client.
- b. In case of under construction Units (construction linked/ installment payment plan) the Company shall pay 2%* of Professional Services Fee to the Channel Partners after receiving ____% of the total sale value from the client. (*May vary from project to project)

8. The Channel Partners shall keep strictly confidential and not disclose any such information pertaining to the Company that is revealed to it or becomes known to it during the course of its interaction with the Company. The Channel Partners understands and agrees that unless specified otherwise in writing, all information revealed to it during the course of such interaction shall be deemed to be confidential, proprietary and being of a sensitive commercial nature.

9. The term of this Agreement shall be for 12 months commencing on the date of execution of this Terms and Conditions ("Agreement") by both the parties. Either party will have the right to terminate this agreement by either party giving a ____month notice in writing to other party clearly stating its intentions to terminate the agreement.

10. Upon termination of this agreement, the Company will within 15 (Fifteen) business days remit all outstanding dues and payments that will arise from any outstanding commissions or preapproved expenses incurred by Channel Partners on behalf of the Company subject to Channel Partner complying with the terms of Clause 11 hereinbelow .

11. Immediately upon the termination, the Channel Partners shall within 7 days be obliged and bound to return all the official documents, brochures, advertising material, customer data, display material and all other items given by the Company without any demur or protest.

12. The Channel Partners understands that it is a NON-EXCLUSIVE DISTRIBUTION agreement and the Company has the right to appoint any other direct Channel Partner/ Marketing Associate for the said territory that is defined as India.

13. The Company agrees that the Channel Partners may organize booking of the Sale Units through the Channel Partners' offices in various cities on behalf of the Company and for that purposes the Channel Partners may publish advertisements, in its individual capacity as a channel partner on behalf of the Company subject to it complying with the following terms:-

- a. All the publication, advertisements and marketing material shall be publishing only after getting them vetted, approved, and obtaining the prior written consent therefor from the Company.
- b. The Channel Partner shall specifically mention in the advertisement that the same is published by Channel Partner in its capacity as the Channel Partner of the Company and use its name and logo as a co-branding in various advertisements and other marketing collaterals used to promote the Sale Units.
- c. The Channel partner shall in all its advertisement use the suitable disclaimers to the effect as under:-

We are not the developers and neither do we claim to be the developers and are merely authorized channel partners of the Developers. The statements, information and opinions expressed or provided in this Presentation/ marketing collaterals/brochures and any other subsequent information provided is intended only as a guide. Details given in this Presentation are neither an offer nor a contract. Statements in this release may involve a number of risks, uncertainties and other factors that could cause actual results to differ materially from those suggested by the said statements. All marketing collaterals/brochures are indicative and are conceptual in nature only. Any purchase/leave and license transaction in any project shall be governed by the terms of the agreement entered into between the parties and no details mentioned on this site shall govern the transaction.

14. The Channel Partners agrees and undertakes that it shall at all times ensure timely and accurate implementation of the legal documentation to be executed between the Company and the buyer/customer such as Booking Form, Term Sheet, Allotment Letter, Agreement for Sale, Sale Deed and all other requisite documents, in the prescribed Format of the Company without any modification/amendment thereto whatsoever.

15. The Company authorizes the Channel Partners to place its sign-board as a "Channel Partner of Radius Developers" with its RERA Registration number for the Sale Units of the Projects referred to herein during the term of this Agreement. Upon expiry or earlier termination of this Agreement, the Channel Partners and/or its Appointees shall immediately cease to use such signboards or other material that may indicate their association with the Company.

16. The Channel Partners is strictly prohibited for issuing or publishing any statements in print or audio-visual media or through any other mode relating to the said Projects either in its own name or on behalf of the Company without the express prior written consent of the Company. The Channel Partners shall not use or cause to be used, any material or information whether oral or written, other than what is specifically provided by the Company in the application form or official documentation or publications of the Company for the said Projects.

17. The Channel Partners shall submit account payee Cheques/Demand Drafts/Pay Orders payable at par at such place and in such manner as directed by the Company, from its customers against the facilitated bookings of the said Projects and submit such instruments to the Company within the prescribed time and obtain appropriate receipt from the Company. The Channel Partners is strictly barred from collecting or receiving cash against booking(s)/installment or from issuing receipts/acknowledgements to the customers in its own name.

18. Both parties hereby indemnify and undertake to keep its assignees, nominees and its officers/employees fully saved indemnified and harmless from and against all consequences actions, claims, loss (save and except business losses), liability, suits or proceedings arising on account of any breach or violation by either Party, its Appointees, associates, representatives, employees, etc., of the terms and conditions of this Agreement or any regulations or law for the time being in force or in the event that any of its representations or warranties being found to be untrue at any point of time or on account of the breach of any of its obligations hereunder. Either Party hereby accepts, acknowledges and understands that this indemnity would cover all acts of commission and omission on the part of the personnel, representatives and/or any other person claiming under either Party and the above obligations contained in this Clause shall survive the termination or closure of this Agreement.

19. That in the event the Channel Partners appoints any employees, agents, sub-agents or sub-brokers all such appointments shall be entirely at the risk and cost by the Channel Partners and the Company shall not be responsible or liable to make any payment to such parties.

20. In the event of any dispute or difference between the Parties, with regard to interpretation of the terms of this Agreement, or performance of the respective obligations or any other issue arising between the parties out of this Agreement, the same shall be referred to and resolved through arbitration. The Parties shall appoint a sole arbitrator with mutual consent and in case therein no agreement on the name of arbitrator, then either Party can have the sole arbitrator appointed under the provisions of the Arbitration and Conciliation Act, 1996. Such arbitration proceedings shall be held in Mumbai/Bangalore/Chennai and all proceedings, whether the same pertain to any Award or interim order of the arbitrator or under this Agreement, the Courts in India/Mumbai/Bangalore/Chennai shall have exclusive jurisdiction