Monday, January 29, 2018
...:45 PM

Original/Duplicate

Reg.: 2394

Sub Registrar Assurance

अ-२-मा-१
8487 7-12-
२०१८

AGREEMENT FOR SALE OF APARTMENT

of Building

"Pratik Tower"

Mauje Rajgurunagar, Taluka Khed, Dist. Pune, PIN 410509,

Rera Regd. No. P52100021[illegible]

Stamp duty as per Article 25(b)(ii) of the Maharashtra Stamp Act, 1958

(Stamp Duty Rs. 1,50,000/-)

[Exempted vide Notification No. MAH-STAMP-1018/CR-[illegible]/M-1 dated 31.01.2019 under Sr. No. 193 of Entry 1]

Agreement for sale valued at Rs. 2,00,000/-

Total Sale consideration valued at Rs. 37,00,000/-

(Rs. Twenty seven lacs only)

THIS AGREEMENT made and executed on this 27th Day of January, 2018 between :-

I) **Shri Ramakumar Digambar Malviya**, [PAN - [illegible]], Age 54 years, occupation - agriculture and business,

II) **Ramakumar Digambar Malviya (HUF)**, [PAN - [illegible]] through Karta Shri Ramakumar Digambar Malviya, aged 54 years, occupation - agriculture and business,

III) **Smt. Pratibha Ramakumar Malviya**, [PAN - [illegible]] aged 48 years, occupation - business and household work, through Power Shri Ramakumar Digambar Malviya, aged 54 years, occupation - agriculture and business, resident of Shani Nagar, Ambethan - 444806 (Power Deed registered at Sr. No. [illegible] on dated 23.12.2009)

No. I to III all residents of Shani Nagar, Ambethan - 444806, hereinafter collectively referred to as the "VENDOR" or "promoter" (which expression unless repugnant to the context shall always mean and include their heirs, successors and assigns) of the party of the first part

AND

I) **Smt. Abhishek Aditya Nawale** [PAN - [illegible]], aged about 26 years, occupation - Service,

II) **Shri Aditya Ashokrao Nawale** [PAN - [illegible]], aged about 29 years, occupation - Service,

[illegible] ...Vendor, ...Acquirer, ...Mortgagor, hereinafter collectively referred to as the "Executants" or "EL DORADO" (which expression shall unless repugnant to the context thereof, always mean and include their heirs, successors, executors and assigns) of the other part;

WHEREAS the Vendor / Promoter No. 1 Smt. Nandini Kiran Mahajan owns Layout Plot No. 3, out of Field Survey No. 54 (part) of Mauje - Ambegaon, more particularly described at Sr. No. 1) in Schedule 'A' hereto, having purchased the same vide Sale Deed dated 23.10.2013, registered at Sr. No. 8611, with the office of the Sub-Registrar, Ambegaon (3) from Shri Mahesh Gorakshnath through Mrs. Savitri Subhash [illegible] and others, by a Deed, and

WHEREAS the Vendor / Promoter No. 2) Smt. Kusum Kanti Mahajan owns Layout Plot No. 2, out of Field Survey No. 54 (part) of Mauje - Ambegaon, more particularly described at Sr. No. 2) in Schedule 'A' hereto, having acquired the same vide Gift Deed dated 08.02.2016, registered at Sr. No. 2101, with the office of the Sub-Registrar, Ambegaon (3) from Shri Anil Gorakshanath Nalawade, by Gift Deed, and,

WHEREAS the Vendor / Promoter No. 3) Kanchanbai Digvijay Mahale (HUF), owns Layout Plot No. 5, out of Field Survey No. 54 (part) of Mauje - Ambegaon, more particularly described at Sr. No. 3) in Schedule 'A' hereto, having purchased the same vide Sale Deed dated 13.10.2011, registered at Sr. No. 8672, with the office of the Sub-Registrar, Ambegaon (3), from Shri Sitaram Mahadev Mahale, by Deed, and,

WHEREAS the Vendor / Promoter No. 4) Shri Kailas Digvijay Mahale, owns Layout Plot No. 6, out of Field Survey No. 54 (part) of Mauje - Ambegaon, more particularly described at Sr. No. 4) in Schedule 'A' hereto, having purchased the same vide Sale Deed dated 09.10.2010, registered at Sr. No. 374, with the office of the Sub-Registrar, Ambegaon (3), from Shri Ramdasji Nanaji Gothi, by Deed, and,

WHEREAS the Vendor / Promoter No. 5) Shri Kanakkumar Digvijay Mahale and No. 6) Smt. Pratibha Kanak Mahale, both resident of Ambegaon, owns T. D. R. (rights) admeasuring 17,200 sq.mtr. (Gross), more particularly described at Sr. No. [illegible] in Schedule 'A' hereto, which is hereinafter referred to as the "T.D.R. [illegible]", having purchased the

(3)

...dated 26 Sale Deed dated 26/03/2016, registered on 28.03.2016 with the office of Sub Registrar, Amravati (Book No. 1) by Shri Developers (hereinafter referred to as the "Vendor"), both...

...by the said Sale Deed at Serial No. 01 of Schedule - C hereto, the Vendor is entitled to develop the said property by erecting thereon a building known as "Prakash Tower" in accordance with the plan sanctioned by the Municipal Corporation of the Amravati vide building permit No. 3731, dated [illegible], consisting of several shops/offices & residential Apartments, a certified copy is attached and marked as Annexure C" and,

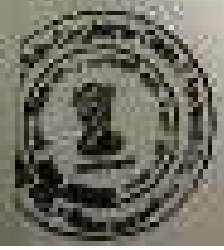
...the said building is "PRAKASH TOWER", ... Nagar, Amravati, Pincode - 444602 (hereinafter ... the Vendor / Promoter has submitted the said plan and building commencement certificate in the prescribed form by duly submitting ... Maharashtra Apartment Ownership Act, 1970 to the extent ... of the said Act, by duly submitting ... Rules, 1972 as provided in Sec. 11 of the said Act, ... dated 29.06.2016 registered vide No. 3081 with the office of Sub Registrar, Amravati (1), and

...the Vendor / Promoter has appointed a structural Engineer for ... preparation of the structural design and drawings of the building and ... the Promoter shall not change or modify the said structural design and ... structural Engineer till the completion of the said building except ...

...the Vendor / Promoter has registered the said project under ... provisions of the said Act with the Real Estate Regulatory Authority at Mumbai on 06.12.2017 ... registration no. P52100023300, authenticated copy is attached and marked as Annexure F" and,

...the Vendor / Promoter shall have exclusive ... the purchase of the original documents of title, deed of ... conveyance, the said land owned by Prakash Medical Corporation, T.D.R. certificate, etc. and upon completion of the same, the Apartment ... of the said property, the Vendor / Promoter shall execute and ... conveyance in favour of the Purchaser / Allottee ... including the apartment, and,

...such activities in the ... the said land / property ... and



अ-२-४१-१
३८६/२०२३
१०००₹

...the Allottee/s has/have agreed to purchase and the Vendor / Promoter has/have agreed to sell to the Purchaser / Allottee/s an apartment described in Schedule 'B', to be constructed on the said described in Schedule 'A' hereunder, by the Purchaser / Allottee/s in the form and manner more particularly;

NOW THEREFORE THIS AGREEMENT FOR SALE WITNESSETH AS UNDER:

(1) The purchaser / Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the purchaser / Allottee for Agreement for Rs. 400, ... more particularly described in Annexure 'A' hereto and shown in Floor Plan of the under construction Project / Building shown and/or described as "PRATIK HOMES" (hereinafter referred to as the "Apartment"), for the total sale consideration of Rs. 27,00,000/- (Rupees Twenty seven lac Only), including the proportionate of Share in the Common Areas, as per the Agreement, and Government taxes which the Allottee/s has to pay accordingly. The said consideration is more particularly described in the Schedule 'B' hereto and the carpet area of the said Apartment is ... square meters, as per the Maharashtra Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the "said Act") and the Rules made thereunder, which is hereinafter referred to as the "Carpet Area" and the said Apartment is more particularly described in the Schedule 'B' hereto.

That the Allottee/s pay the earnest amount of Rs. 3,00,000/- (Rs. Three Lacs Only) to the Developer vide ... dated 10.01.2023, a part of the Booking Amount and the balance Booking Amount payable by the Allottee/s to the Developer as mentioned in the Schedule 'C' hereto.

The Promoter hereby agrees to receive the above said amount from the Allottee/s and acknowledges the receipt of the same. The remaining amount of consideration of Rs. 24,00,000/- (Rs. Twenty four Lacs Only) will be paid by the Allottee/s to the Promoter as per the details given in the Schedule 'C' hereto.

The Allottee/s hereby and understands that ... / Owner/ Promoter has/have ... of the said Apartment/Plot as per the approved plan/Schedule hereto in the absence of the Allottee/s. The Allottee/s ... current annexure as agreed by Allottee/s and Promoter as ...

... amount of Rs. 3,00,000/- already received at the time of ...

(5)

28-4-22-7
3RY 14-55
2016

a) Amount of Rs. 10,35,000/- (Rupees ten lakh thirty five thousand only) as Earnest Money.

b) Amount of Rs. 2,25,000/- (Rupees two lakh twenty five thousand only) as Interest Free Maintenance Security and Rs. 1,00,000/- (Rupees one lakh only) as Legal Charges payable at the time of execution of the Agreement or within 15 days of demand by the Promoter, whichever is earlier;

c) Proportionate share of taxes, levies, duties, cesses, charges etc. imposed by the Competent Authority and/or Local Bodies/ Government from time to time. Similarly, the Allottee shall make payment demanded by the Promoter within the time and in the manner specified therein. In addition to the above, the Allottee shall pay all charges and deposits for water, electricity, development or infrastructure in respect of the said Apartment/Flat and/or the said Building/Project, whether or not the same are demanded by the Promoter from the Allottee. The Promoter shall not be responsible in any manner in this regard. The Allottee shall pay all amounts due and payable hereunder to the Promoter or as per the demand raised by the Promoter on the Allottee from time to time.

d) Proportionate share of Rs. 1,35,000/- (Rupees one lakh thirty five thousand only) at the time of application of the said Apartment/Flat as Deposit towards Water, Electric, and other utility and services connection charges and deposits payable to the Competent Authority and/or any other Local Bodies/Government authorities and/or to the Promoter, as may be demanded by them from time to time.

(The Agreement shall be executed only after the Allottee pays Infrastructure Development Charges.

That it is specifically agreed between Promoter and Allottee that the Allottee will pay Interest amount of Rs. 33,000/- on account of electric connection including Electric panel/electric service line charges. The said amount is subject to increase or decrease in the fact that Noida Power Company Limited (NPCL) will increase or decrease the said amount from time to time. Apart from the said amount, Allottee shall have to pay applicable GST and any Government, State or Central Levy or any other charges or cess or penalty or interest as may be levied on the Allottee in respect of Apartment/Flat in addition.

7) It is the time for payment of remaining amount of consideration as provided at material terms of the contract, because it is also mentioned that because of non-payment of remaining amount of consideration of the plot/flat, the construction of the flat is delayed, hence to compensate the Promoter for the delay in the payment of the remaining consideration, the Allottee shall have to pay the interest @ SBI MCLR (1Y) + 2 % per annum to compensate the Promoter against the delay in the payment. Further, in case of any default by the Allottee in payment of the said consideration for the said Apartment/Flat as per the payment plan opted by the Allottee, the Allottee authorizes the Promoter to forfeit the said amount paid by the Allottee to the Promoter and the Promoter will be at liberty to sell the said Apartment/Flat to anybody. The Allottee will be entitled only for the refund of 50% amount paid to the Promoter up to that date without interest.

38-12-07-9
3/8/21 5:32

iii) That the Owners / Promoter hereby undertake that the Apartments/Flat undertake to bear their all types of encumbrances and the Promoter get marketable and clear title for the said property.

iv) The Promoter Party shall give possession of the said Apartment/flat to the purchaser / allottee on or before 31.12.2018 by completing the construction of the said Apartment/Flat, however subject to force majeure clause, commencement or supply and also subject to the Government restrictions, order or any notice, order, rule, notification of the Government and / or other public or competent authority or any delay beyond the control of the Promoter Party and other reasonable cause and the purchaser / allottee agree to grant reasonable extension in giving possession due to any of the above mentioned causes and / or for any reason beyond the control of the Promoter Party. If the Promoter Party fails or neglects to give possession of the said Apartment/Flat to the Purchaser / allottee on account of reasons beyond his control and of his agents by the aforesaid date, then the Promoter Party shall be liable on demand to refund to the Purchaser / allottee the amounts already received by it in respect of the said Apartment/Flat with interest at the same rate as may mentioned in the clause 21 herein above. Provided that Allottee/s shall take the possession only after paying entire dues payable by the Allottee/s and after receiving such letter from Allottee/s about the same. If Allottee/s neglect or refuse to take possession and making payment the Allottee/s should pay within 30 days from the date of intimation the total dues i.e. Rs. 5,000/- (Rupees Five Thousand Only) Per Month (As decided at the time of agreement) per month will be adjusted in following manner.

v) That the construction of the building shall be in accordance with the approved plan of Town Planning Authority, however, the Promoter shall be entitled to make any variation in the said plan as deemed necessary for just and proper construction of the Apartment/Flat, however if there is any change in respect of the said Apartment/Flat under use, the Promoter shall have to obtain the written consent from the Allottee/s. Similarly, if the Promoter leaves any deviation from the approved plan, the Promoter will be liable for any action or penalty that may be imposed on them by the Town Planning Authority.

vi) That the construction of the building shall be in standard quality [illegible] specifications of the material to be used for

(T)

construction of the building and particularly the said Apartment/Flat under use and occupation to be provided for and same are given in schedule annexed hereunder. But, if the Allottee's desire to have any change in the said specification the owner will do the same provided that, the Allottee's will have to pay the reasonable extra charges for the same.

6) The Allottee's is aware that due to the shifting and variation in plinth, the carpet area varies. The variation may be approximately 3% the Allottee's consents for the same and is aware that the consideration being lump sum will not change.

7) That the said Apartment/Flat under sale will be governed by the provisions of Maharashtra Apartment Ownership Act and all the terms and conditions mentioned in the deed of declaration referred above will be binding upon Allottee's.

8) That the Allottee's will be bound to become member of the association and they will have to pay the membership fees. After receiving completion certificate from competent authority Allottee's should take possession within 3 months time period, if Allottee's fails to take possession it will be considered as deemed possession & they will have to pay monthly maintenance charges as decided by committee of members/society.

9) That on completion of the building the Allottee's shall be given intimation by the Promoter and within a month from the said intimation the Allottee's will have to pay all the dues towards the price of the said Apartment/Flat and get the conveyance/sale deed executed in their favour or their nominee at their own cost and take the possession of the said Apartment/Flat.

10) That till the date of delivery of possession or execution of sale deed or completion of the construction of the Apartment/Flat under sale, whichever occurs earlier, the Promoter will pay all the taxes and charges of the State Government and that of local authority and from the said date of such charges will be paid by the Apartment/Flat Allottee's.

11) That the Allottee's shall be liable to pay all the expenses required for the execution and registration of the conveyance deed in their favour and also stamp duty payable in respect of the Agreement.

12) **DEFECT LIABILITY**

(a) For years from the date of handing over the possession of Apartment/Flat to the Allottee or date of occupancy Certificate whichever is earlier, the Allottee shall point out in writing to the Promoter any structural defect in the Apartment/Flat or in building in which the Apartment/Flat are situated or any defect on account of workmanship, quality or provision of service, then, wherever possible such defect shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

(b) Provided however, that the Allottee shall not carry out any alteration of the whatsoever nature in the said Apartment/Flat or partition walls or sewage and drainage pipes in the said Apartment/Flat or any alteration or additions thereto, nor shall he/she remove any wall including load bearing walls of the said Apartment/Flat or any compound wall or any alteration or additions in the common passages or the exterior of the said building which shall include but not limit to increasing the area of the said Apartment/Flat, without obtaining prior written consent of the Promoter and/or the Association or other body constituted in this behalf. If any of such works are carried out without the written consent of the Promoter, the defect liability automatically shall become void. The word defect here means only the manufacturing and workmanship defects caused on account of wilful neglect on the part of any Purchaser, and shall not mean defects caused by normal wear and tear and by normal use of Apartment/Flat by the concerned occupier of Apartment.

(c) That it shall be the responsibility of the Allottee to maintain the said Apartment/Flat and plot of land and related equipment at his/her own cost from the date of handing over the possession of the said Apartment/Flat are delivered to the Allottee or from the date of completion certificate whichever is earlier.

(d) Further save the manufacturer warranty as shown by the Promoter to the Allottee shall expire after the defect liability period and such warranty are incapable with the maintenance of the said Apartment/Flat which due to the regular wear and tear are not considered by the Promoter the Promoter shall not be responsible for any defect occurring due to the same.

(e) That the project as a whole has been conceived, designed and constructed based on the commitments and warranties given by the various manufacturers, suppliers and service providers and hence the said Apartment/Flat shall be maintained and serviced by the Allottee and the Association as the case may be from the date of possession of the common areas.

उप-ए-एफ-१
३२१ ए ३२
२०१६

and in accordance with the rules in force from time to time in the said municipality and the general public amenities which are attached to it.

(f) That the Allottee has seen, read, understood and has the sufficient authority agrees that the society was and part of the said building, power and various other facilities as are external and internal with respect to the ACC structure which facilities are in existence at present or may from time to time and which do not amount to structural defects are hereby agreed to be enjoyed in proper and reasonable manner by the Allottee.

(g) It is expressly agreed that before any liability of defect is claimed by or on behalf of the Allottee, it shall be necessary to appoint an expert who shall be a structural engineer who shall survey and assess the same and shall give his report to state the defect in material used in the structure built or the workmanship employed while executing or from the aforesaid agreed clauses of this agreement.

(h) That the Allottee shall indemnify the promoters of the said Co-operative Housing Society and the said Architect against any damage to the ACC structures, flooring, concrete work or other work and thereby under any damage to the building as a whole.

(i) The Allottee shall not store any inflammable or combustible or such article or act and store any type of explosive, any, radioactive chemi- combustible goods or such other objectionable articles nor run any business prohibited by law.

(j) The Allottee shall maintain the said Apartment/flat at his own cost and shall maintain same as not to affect construction of the said Apartment/flat and in the case if the Allottee fails to maintain the said Apartment/flat in good condition and if there is a danger in the construction of the whole said Apartment/flat and in that event the Vendor / Promoter shall be allowed to get repaired the said Apartment/flat at the cost of the Allottee.

(k) The immature walls of the said Apartment/flat shall always remain as a party wall.

(l) The Allottee or the person causing himself shall not be allowed to break or make hole or disturb the structure or any of its walls.

(m) That the Allottee shall use the common space only for the purpose for which it is provided for the said Apartment/flat only and in accordance with the purpose for which it is provided, without hindrance

of Assessment upon the whole right of the other co-owners upon the property mentioned in Deed of Declaration

(c) That all notices required under the Agreement to be served by Developer shall be sent by registered post to the Allottee at the address given above and the said notice shall be deemed to be sufficient service.

(d) That, Allottee is entitled to carry on further construction on terrace or building by accepting remaining FSI of the property specified in Schedule-A in part as TDR in case FSI of property is increased and the Allottee is/are desiring to weigh the relief being no objection for raising such further construction on terrace of the building.

(e) That as per the terms and conditions mentioned in declaration in case FSI of the property described in Schedule-A is increased or by purchasing the TDR by Developer and then further construction and if such further construction is allowed the percentage of undivided share in the common areas and facilities will be reviewed proportionately and with the acknowledgement Allottee agrees to participate the said undertaking.

11. If any original plan/s passed subject to the said Agreement that, at present time or subsequent period or periods there any other Apartment/s, member allotted to the Promoter or the Allottee/s of any other Apartment/s in the building and respective party and owners of the said Apartment/s shall use the same being open space in nature etc. and not entitled to erect any type of construction or temporary structure thereon or cover any part of the Property by the said part of the use or occupation as the part of the Land and any part thereof or occupied as the part of the building in the society or limit of the premises, the Promoter hereby entitled to request such authority of any kind in the name of such respective other Apartment/s of buyers and allottees for use of terrace and open space adjacent to the building from which such part of the building the Allottee is hereby undertaken to abide by the said condition and undertake not to erect any type of construction and undertake not to object any type of

(f) That if the Allottee desire to obtain the possession and occupation of the Apartment/s in the said site, prior to obtaining

अ-२-४१-१
३४४/४१-४२
३०१२

[illegible] company, [illegible] to electricity and [illegible] deed may be executed [illegible] the said undertaking and the Purchaser shall not get the [illegible] from authorities [illegible].

19) Purchaser [illegible] is hereby agreed that all [illegible] or [illegible] shall be [illegible] to give full, [illegible] and [illegible] by [illegible] Purchaser [illegible] the [illegible] the Vendor / Promoter and the Purchaser / Allottee hereby [illegible] and [illegible] other [illegible] representations, [illegible] and [illegible] [illegible].

SCHEDULE "A"
(Description of Said Plot and T.D.R. Plots)

(i) "Mouje - Bhuyan - Bhojpada, Pargana - Vasai, Taluka and Registration District of Palghar, Ambivali, out of Field Survey No. 84 (part), admeasuring 6 H. 22 A. which is converted into non agricultural purpose vide order dated 31.05.1993, passed by Deputy Collector, Ambivali in Reference No. [illegible] known as "Tirupati Nagar", [illegible]

i) **Layout Plot No. 1**, admeasuring 4017 sq. ft. (373.19 sq. mtrs.)
ii) **Layout Plot No. 2**, admeasuring 3315 sq. ft. (322.43 sq. mtrs.)
iii) **Layout Plot No. 3**, admeasuring 2130 sq. ft. (198 sq. mtrs.)
iv) **Layout Plot No. 4**, admeasuring [illegible] sq. ft. [illegible] sq. mtrs.)

all the above plots is adjoining to each other, total admeasuring 11642 sq. ft. (1081.35 sq. mtrs.), and amalgamated vide order No. 2132, dated 21.11.2011, passed by A.D.T.P., (M), Ambivali, total admeasuring **11604.02 sq. ft. (1078.84 sq. mtrs)** of land, which are bounded as under :-

[illegible]	[illegible]
Towards West	Plot
[illegible]	Road, and
Towards South	Plot [illegible]

which is the [illegible] referred to as the said plot/land.

ii) [illegible] admeasuring 541.32 sq. mtrs. (5830 sq. ft.) from out of total right admeasuring 1,200 sq. mtrs. of TDR bearing [illegible] by Ambivali Municipal Corporation vide Public no. [illegible] dated 05.04.2013 and [illegible] for a total of 17,830 sq.

31-12-01-19
32-E 12-32

year of amalgamation of Nala Parsiya No. 2(P) of Mouje - Pelli Amravati, Tq. & Dist. Amravati, existing by Amravati Municipal Corporation, Amravati for Municipal Purposes and (hereinafter referred to as "the Society")

SCHEDULE 'B'

Description of the Apartment / Flat

"The flat is constructed having Carpet area of Flat No. 403 (North Side) admeasuring 50.10 sq.mtr. Carpet area + 3.00 sq.mtr. Enclosed Balcony area admeasuring 53.10 sq.mtr. and above the flat are admeasuring 58.03 sq.mtr. on Fourth Floor, constituting of living hall, three bed rooms, kitchen, toilet and bathroom, front out of the entire construction project / building / commercial complex known as "ROOTS COMPLEX" standing on the land / plot bearing / forming part of the Khasara No. 56 admeasuring 2.00 H.R. and which is bounded towards East - by Open Plot & Khasara No. 54 part, towards West - by passage, Open Space & Khasara No. 56 part, NOC towards North - by Open Marginal Space and thereafter Road and towards South - by passage, Open Space and thereafter Flat No. 404."

SCHEDULE 'C'

Specifications of Constructions for Apartment

COMMON FACILITIES :-

a) RCC Frame work structure of the building with external 6" AAC Block & internal 4" AAC Block with internally and externally cement plastering.

(SPECIFICATION FOR THE SALD ACCOMMODATION)

TOILETS :

a) Ceramic tile dado up to 7'-0" height for bathroom & W.C. and W.C. (Cost of Tiles upto Rs.220/- to 250/- Per sq. ft.)

b) R.C.C. Door frame with Flush door. (Specification of RCC Door Frame cost upto Rs. 2000/- to Rs. 2500/-)

c) Wash basin

d) Plastic cistern with connection

e) Standard quality C.P. fittings

f) Single basin set & Tap mixer with provision of Hot water upto Rs. 1500/-

g) Concealed pipes

KITCHEN:

a) [illegible]

b) Stainless steel sink with single bowl and drainboard (Cost upto Rs. 500/- to 650/-)

c) Ceramic tiles dado upto 2'-0" over kitchen platform (Cost upto Rs. 30/- to 35/- per sq. ft.)

UTILITY AREA:

a) Washing arrangement with water line and drain.

FLOORING:

a) [illegible] ceramic tiles flooring (cost upto Rs. 25/- to 30/- per sq. ft.)

b) [illegible] ceramic tiles in bathrooms (cost upto Rs. 20/- per sq. ft.)

ELECTRICAL:

a) Concealed wiring with copper wiring in PVC pipe (min. 3 x 2.5 + 2.5 sq. mm. wire in 1" PVC pipe conduit)

b) Ample light points with 20 mark modular switches, 15 Amp. 3 pin socket in each room.

c) T.V. point in living.

d) Power switch in kitchen & toilet.

DOORS & WINDOWS:-

a) Flush door in Teakwood with teakwood frame (size 3'-6" x 7'-0" x 1 3/8" thick) & main door with teakwood frame (size 3'-6" x 7'-0" x 1 3/8" thick) with night latch.

b) All other doors with P.C.C. frame & commercial flush door (size 3'-0" x 7'-0" x 1 3/8" thick) upto Rs. 1600/- each)

c) Two track Aluminium window with M.S. Grill. (Cost upto Rs. 120/- to 150/- per sq. ft.)

INTERNAL & EXTERNAL PAINT:

a) Internal Asian/Equivalent paint in White/Off white colour.

b) External wall painted with cement paint. (Shade of Light Beige)

(LIST OF COMMON AMENITIES FOR THE RERA PROJECT & SHARED COMMON AMENITIES)

a) Branded Lift/Elevator with [illegible] lift entry, lift well and [illegible]

NOTE:

In witness whereof, the parties hereto have signed and executed this agreement for sale of apartment on the date, month & year hereinabove written.

Witness 1 — [illegible]

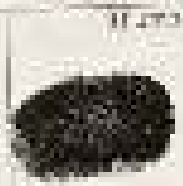
Witness 2 — [illegible]

Purchaser / Allottee — Smt. Anuradha Aditya Sawale

Photo	Thumb	Signature

Purchaser / Allottee — Aditya Ashwini Sawale

Photo	Thumb	Signature



31-12-21-9
221 12 21
2092

LIST OF ANNEXURES

- ANNEXURE - A = Copy of the certificate of the title issued by the advocate.
- ANNEXURE - B = Copies of Sale Deed No. 6(2) (Extract) showing the said land.
- ANNEXURE - C = Copy of Building Permission/Commencement Certificate.
- ANNEXURE - D = Copy of the plan approved by the concerned building authority.
- ANNEXURE - E = Specification of the said building.
- ANNEXURE - F = A duly attested copy of the Registration Certificate of the project granted by the Real Estate Regulatory Authority.

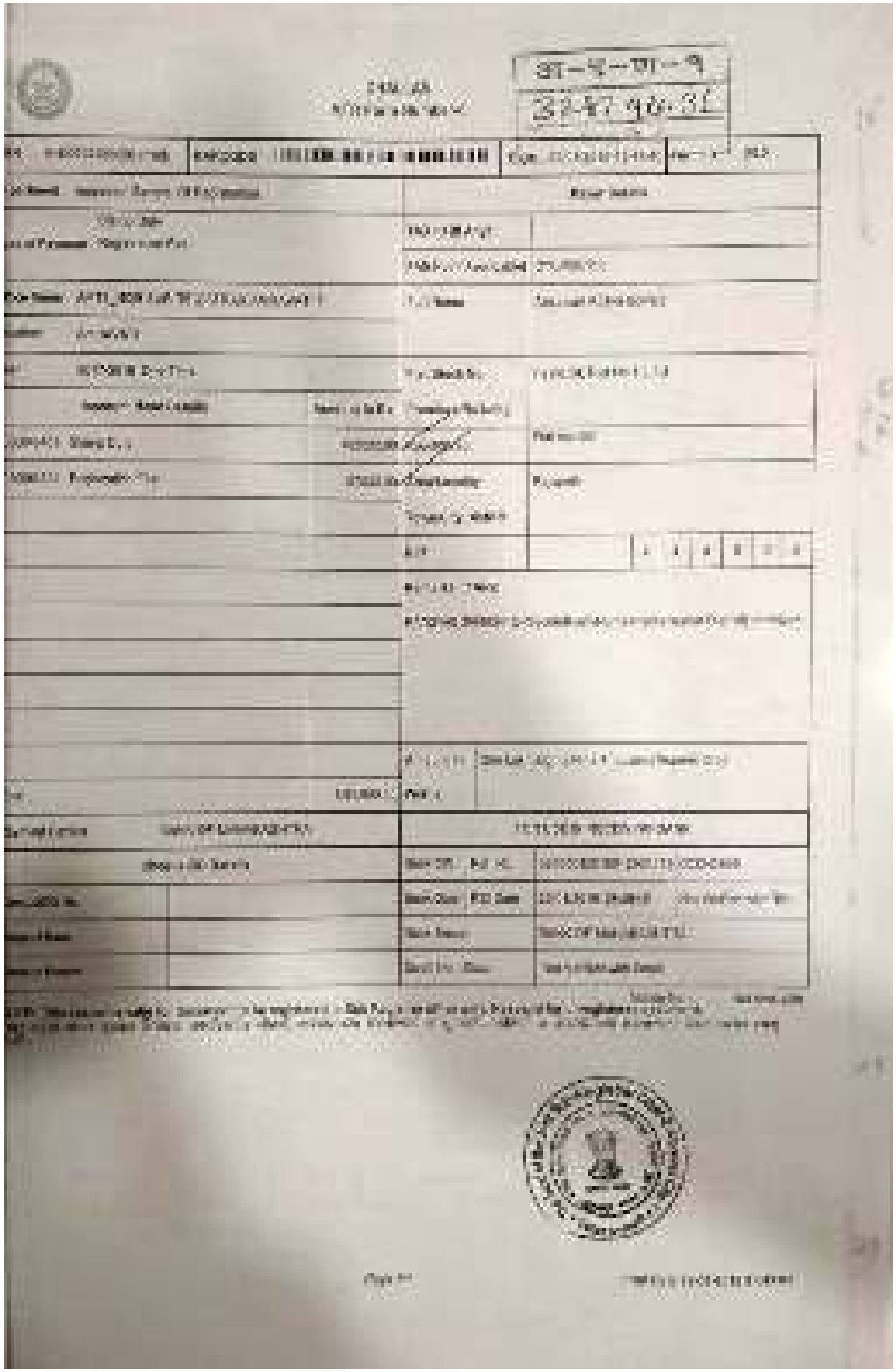
DECLARATION

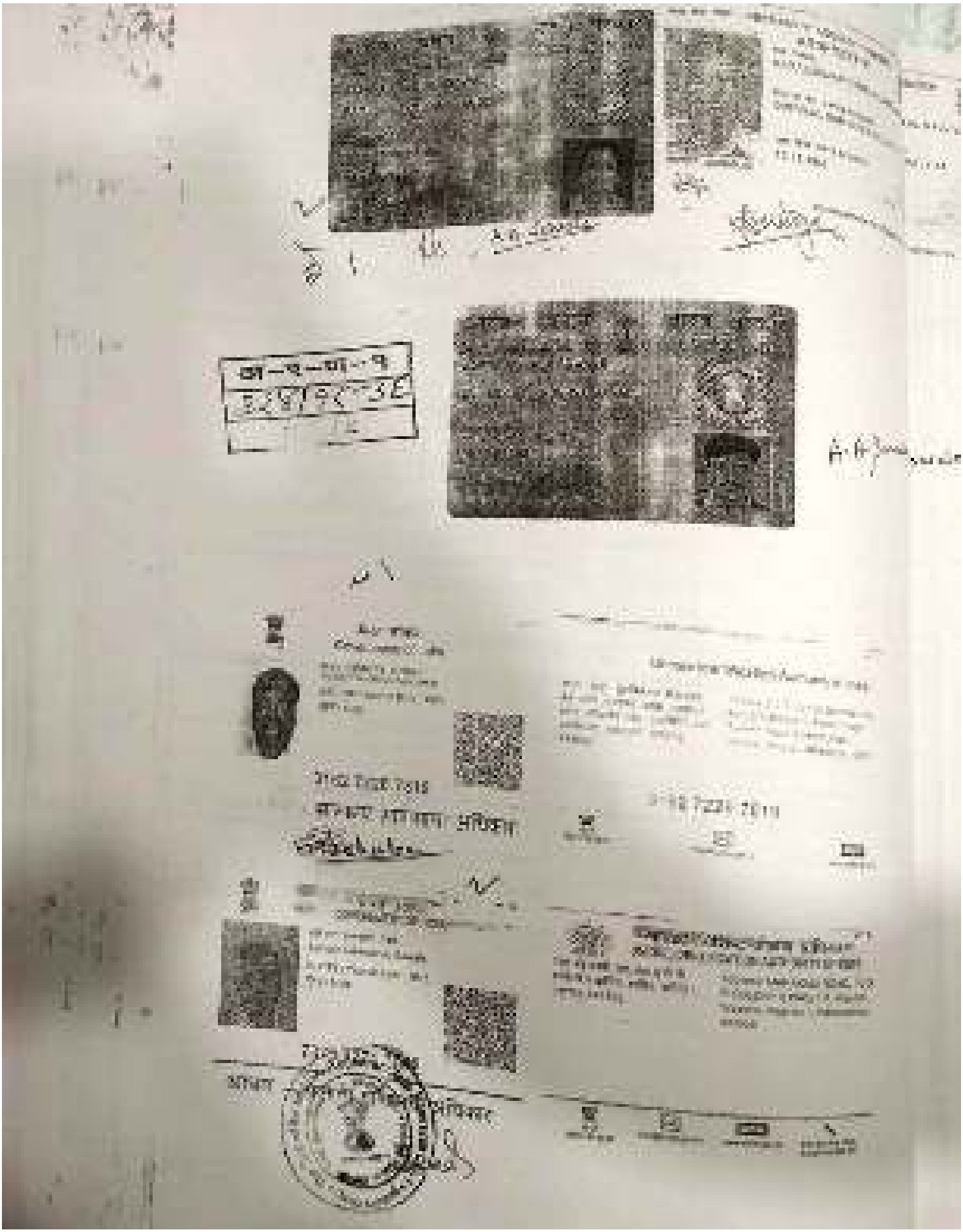
The Promoter declares that they have read the agreement and understood the terms and fully accepted the contents of the agreement in its true spirit and have no reservation in respect of all points.

CALCUTTA(S)

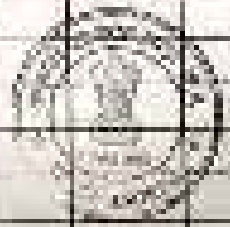
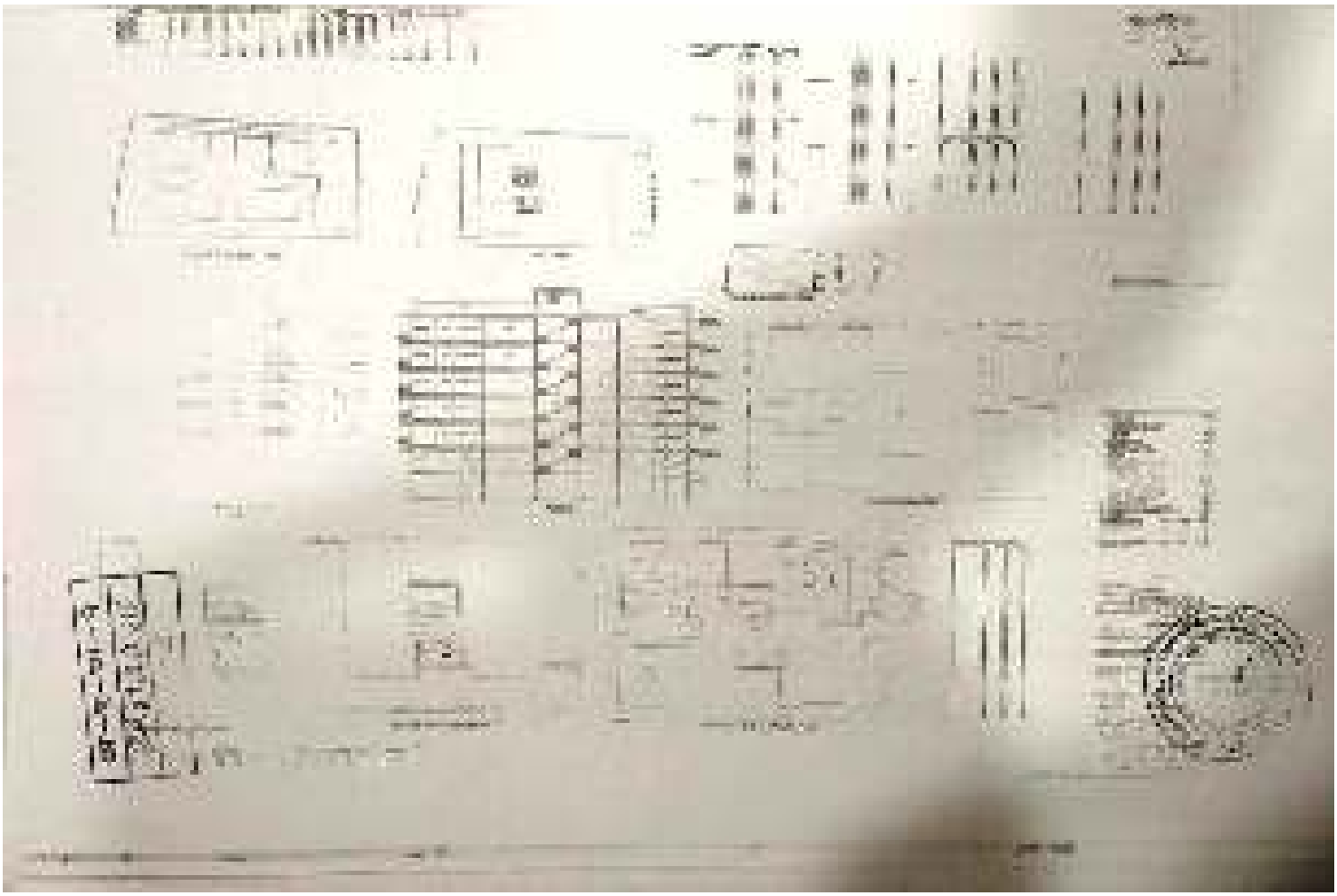
Authorised Signatory

Authorised Signatory





गांव नमुना दोन - अकृषिक महसुलाची नोंदवही

भाग (ब) चालताना बाहेरील

(एक) निवास विषयक प्रयोजनाकरिता वापर केलेल्या जमिनी