

Ref. No: REATOX/CL/SA/AL-«Unit_No»

Date: «Allotment_Date_»

«Title_» «Buyers_Name» «AutoMergeField» «Title2_» «CoApplicant»
«ADDRESS_»
«ADDRESS1»
«ADDRESS2»
«CITY» «pincode»
«State»

Tel. No: «phone_no»

Dear Sir/Madam,

Sub:- Letter of Allotment of Apartment No. «Unit_No» hereinafter referred to as "the Apartment Unit") in our proposed Township, Classic, Mihan, Nagpur.

Ref:- Your application dated «Booking_Date_» allotment of the Apartment Unit.

With reference to your application cited under reference we are pleased to allot you the Apartment Unit in our proposed township subject to unconditional acceptance by you of the terms and conditions contained in the attached "Terms and Conditions of Letter of Allotment".

The said Terms and Conditions of Allotment are enclosed herewith in duplicate. Please return the signed duplicate copy of the same in token of your acceptance.

Thanking you,

Yours faithfully,

For and on behalf of

Reatox Builders & Developers Pvt Ltd,



Authorized Signatory

TERMS AND CONDITIONS OF ALLOTMENT OF APARTMENT UNIT

1.	Details of Apartment Unit	i. Apartment Unit No : «Unit_No» ii. Floor No : «Floor_» iii. Name of the Block : «block» iv. Carpet area in Sq. ft : 412.53 v. Balcony in Sq. ft : 11.62
2.	Land Owner	Maharashtra Airport Development Co. Ltd.
3.	Developer	Reatox Builders and Developers Pvt. Ltd. 3/341, 1 A, Rajiv CHSL, Madhusudan Kulelkar Marg, Next to FIDA, Bandra Kurla Complex (E) Mumbai 400 051
4.	Unit Holder	Name : «Title_» «Buyers_Name» Fathers Name : «Title_F» «Fathers_Name_» Age : «Age» Occupation : «OCCUPATION_1» Address : «ADDRESS_» «ADDRESS1» «ADDRESS2» «CITY» «State» PAN NO : «Pan_Number_»

1.0 Preamble:

1.1 Maharashtra Airport Development Company, is a Company incorporated under the Companies Act, 1956 (1 of 1956) & having its registered office at World Trade Centre, 12th floor, Cuffe Parade, Mumbai, 400005, (hereinafter referred to as **MADC**).

1.2 **MADC**, (hereinafter referred to as "**LESSOR**"), is a special Planning authority under the Maharashtra Regional and Town Planning Act 1966, for the Multi Modal International Hub Airport, Nagpur Project, (**MIHAN**) which includes development of Nagpur Airport as an international Hub, development of a Special Economic Zone & other facilities around the Nagpur Airport.,

1.3 The Lessor is the rightful owner of the land situated at **MIHAN**, admeasuring about "**ALL THAT** piece or parcel of land admeasuring **15459.50** Square Meters of land situated lying and being at Project **MIHAN** located at Village **Khapri** (Rly.) in **Hingna PS**, Post Office **Khapri** within the Taluka **Nagpur (Rural)** & District of **Nagpur** having **Khasra Nos. 159(Part), 163(Part), 164(Part) & Govt. Road - 162(part)** on Plot outside **PAP Scheme** in the **MIHAN Notified Area, Nagpur**", more particularly described in the Schedule "**I**" hereunder (hereinafter referred to as the "**said Land**").

1.4 The Lessor has transferred and assigned to **Reatox Builders & Developers Pvt. Ltd.**, (hereinafter referred to as the **Developer**), having its registered office at **3/341, 1 A, Rajiv CHSL, Madhusudan Kalelkar Marg, Next to FDA, Bandra Kurla Complex (E) Mumbai 400 051** the rights to design, finance and develop a township project (hereinafter referred to as the **Township Project**"), on the said Land comprising apartment units, commercial space and allied infrastructure thereof and market the same.

1.5 The Unit Holder, prior to making the application for allotment, has seen, understood and satisfied with all the details of the Township Project including title to the Said Land, technical specifications with respect to the construction and development of the Apartment Unit more fully described in Annexure - 2 (hereinafter referred to as "**the Schedule Property**").

1.6 Subject to these Terms and Conditions of Allotment, the Developer has agreed to develop and the Unit Holder has agreed to acquire leasehold rights of the Apartment Unit.

2.0 CONSTRUCTION AND SPECIFICATIONS:

1. Subject to necessary approvals obtained or to be obtained from the State and Central Government authorities, the Developer agrees to construct or cause to be constructed the **Schedule Property** as per Specifications indicated in **Annexure 3** attached hereto.
2. The Unit Holder hereby give consent and empower the **Developer** to make variations and/or modifications and/or alterations to the **Scheduled Property** and the **Township Project** as the **Developer** may consider necessary or as may be necessitated without however substantially altering the size of the **Scheduled Property** or its external dimensions.

3.0 PREMIUM, TAXES AND PAYMENT

1. The Total Amount for acquiring **Scheduled Property** and the Payment Schedule are as indicated in **Annexure 4** hereto. The Total Amount shall be paid by the Unit Holder to the **Developer** as per the Payment Schedule based on billings/demand note raised by the **Developer**. Any delay in payment by the Unit Holder will result in delay in the construction and development of the **Scheduled Property**. As such prompt payment by the Unit Holder on due dates is of paramount importance and essence for construction and development of the **Scheduled Property** and the Township within the agreed time. All

payments as per the Payment Schedule shall be made by the Unit Holder without there being any necessity of reminder what so ever. All progress billings/demand note/correspondences will be mailed to the Unit Holder to the address recorded herein or to any other address as may be notified by the Unit Holder in writing at least 10 days prior to sending any progress bill/demand note. However, it shall be the responsibility of the Unit Holder to check the billing status/demand note from time to time and pay the dues irrespective of the billing/demand notice received by him or not.

2. The Unit Holder shall also be liable to bear and pay all taxes and duties including value added tax, service tax and all other taxes as applicable on the allocation of the **Scheduled Property**. The Unit Holder shall also be liable to bear and pay all stamp duty and registration charges as may be applicable for the **Scheduled Property**.
3. Should the Unit Holder fail to pay any installment of the Total Amount on its due date, interest @ 12% per annum (pro rata for applicable period) shall be charged from the due date of payment until the actual date of payment. Notwithstanding any thing contained in these Terms and Conditions, should the Unit Holder fail to pay to the **Developer** any installment together with the interest thereon for delayed payment, within a period of 30 (thirty) days from the due date of such payment, the **Developer** shall be entitled to terminate the allotment of the Apartment Unit, forfeit entire booking advance (being 10% of the Total Consideration) without any notice and re-allot the Apartment Unit to any other prospective Unit Holder. However, the **Developer** may at its option, condone any delay in such payments and agree to receive the outstanding amounts due together with interest from the due date of payment until the actual date of payment & levy any penalty as it may deem fit.
4. On such termination as per clause 3.3 above, the excess amount paid by the Unit Holder over and above the booking advance shall be refunded to the Unit Holder within a period of 21 days after the Apartment Unit is re-allotted by the **Developer** to any other Prospective Unit Holder.
5. If in the opinion of the **Developer**, the Unit Holder conducts himself in such a manner as would prejudicially affect the interests of the **Township Project** or would bring about loss of reputation to the inhabitants of the **Township Project** or conducts himself in any manner which is detrimental to the interests of the society, the **Developer** shall issue a notice seeking a written explanation within a period of 15 days from the date of the said notice as to why this allotment of Apartment Unit should not be terminated. On conducting such other enquiries as the **Developer** may deem fit, and after giving to the Unit Holder an opportunity of being heard, if the **Developer** reasonably comes to the conclusion that the Unit Holder is not the right person to be associated with the **Township Project**, the **Developer** shall terminate this allotment forthwith without any further notice and forfeit the initial booking advance paid by the Unit Holder.
6. Upon termination of this allotment for whatsoever reasons, the Unit Holder shall not have any claims over the Apartment Unit and the **Developer** shall be at liberty to reallocate / re-assign or otherwise deal with the Apartment Unit as the **Developer** may deem fit.
7. The Unit Holder agrees that accounting records, cost estimates, financial data marketing strategies, pricing mechanism and any other similar information of the **Developer** are all business sensitive non-public, privileged and confidential information which if parted is detrimental to the interests of the **Developer**. The Unit Holder hereby agrees not to seek from the **Developer** such information and the **Developer** shall not divulge such sensitive information to the Unit Holder.
8. The Unit Holder hereby agrees that he will not seek any information about the transactions relating to any other third party Unit Holder who has leased or who may be leasing Apartment unit(s) or any other

property in the Township Project and the Developer shall not divulge any such information relating to any such third party Unit Holder.

4.0 CHARGES FOR ELECTRICITY, WATER CONNECTIONS, COMMON UTILITIES AND FACILITIES:

1. The Unit Holder shall bear and pay to the Developer charges towards water, sewerage and electricity facilities. Such charges shall be paid by the Unit Holder on demand from the Developer.

5.0 COMPLETION & DELIVERY OF POSSESSION:

1. Subject to necessary approvals / permits / licenses received and/or to be received from various departments of State and Central Government for development and construction of the Township Project and the Scheduled Property and further subject to Force Majeure circumstances, and further subject to the Unit Holder not being in default of payment of any instalment(s) of the Total Consideration, the construction of the Scheduled Property will be substantially completed as per the Specifications within 30 months from the date of this "Terms and Conditions of Letter of Allotment".
2. For the purpose of this, Clause 5 and for other applicable clauses of the Terms and Conditions of this allotment letter, "Completion of Substantial Construction of the Scheduled Property shall mean completion of construction of the Scheduled Property in full, including flooring, final plastering of the walls, internal finishes such as sanitary fittings, water pipe fittings, completion of plumbing and electrical works, fixing up of windows, main doors, and internal doors but excludes supply of water, electricity, telecommunication & any other services which are to be provided by external agencies or authorities and any minor rectification works if any, whether or not possession of the Scheduled Property was taken by the Unit Holder.
3. Immediately on the Developer completing substantial construction of the Scheduled Property, the Developer shall give a written notice to the Unit Holder informing him about the Substantial Completion of the construction of Scheduled Property. The Unit Holder shall take possession of the Scheduled Property by signing and issuing to the Developer a Taking Over Certificate in the format provided in Annexure - 5. Provided however, the Developer shall not hand over possession of the Scheduled Property to the Unit Holder if the Unit Holder is in default of any payments under the terms and conditions of this allotment.
4. The Scheduled Property shall be registered in the name of the Unit Holder after the Unit Holder has paid all the dues. The land will be on the lease for residue period of 99 years, with right to inherit & transfer the lease for the unexpired period of lease, without any premium or consent of the Developer.

6.0 DEVELOPER NOT LIABLE FOR REASONS BEYOND ITS CONTROL:

1. **Force Majeure** "Force Majeure" means any of the events or circumstances which are beyond the reasonable control of the Developer and which materially and adversely affect the performance of the Developer and includes the following events and circumstances:
 - i. Act of war (whether declared or undeclared), invasion, armed conflict or act of foreign enemy, blockade, embargo, revolution, riot, insurrection, civil commotion, act of terrorism or sabotage.
 - ii. Strikes, work suspension due to any issue, suspension or withdrawal of approvals by authorities, lockouts or other labour difficulties.
 - iii. Civil commotion or agitations
 - iv. Radioactive contamination or ionising radiation or chemical contamination.
 - v. Flood, Cyclone, Lightening, earthquake, drought storm, or any other extreme effect of natural elements.

- vi. Epidemic or plague,
 - vii. Fire or explosion,
 - viii. Air crash, shipwreck or train wreck or accident or damage to any major component of the Township Project arising in the course of marine transit.
6. The Unit Holder, upon taking possession of the **Schedule Property** shall be deemed to have accepted that the construction of the **Schedule Property** is fully complete in all respect as per the Specifications and Unit Holder shall not have any further claim against the **Developer** for any items or work.
 7. **INSPECTION:** The Unit Holder shall be entitled to inspect progress of construction of the **Scheduled Property** with prior permission from the **Developer**. The Unit Holder shall however not have the rights to obstruct or interfere or hinder the progress of development and/or construction on any ground and at any time.

7.0 RULES GOVERNING USAGE OF SCHEDULED PROPERTY

1. The Unit Holder shall use the **Scheduled Property** only for residential purpose and no other purpose. The Unit Holder shall not use the **Scheduled Property** for carrying out any illegal activities.
2. The Unit Holder shall not make any structural alterations to the **Scheduled Property** and/or effect any change to the plan or elevation and shall not enclose the balconies/terraces, if any attached to the apartment. The Unit Holder while carrying out the interior decoration work within the **Scheduled Property** shall not cause any nuisance/annoyance to the **Unit Holders** of the other units in the building and shall not use the common areas or open spaces in the **Scheduled Property** for dumping materials/debris etc. The Unit Holder shall strictly observe the rules, regulations, restrictions that may be generally/specifically imposed /proscribed by the **Developer** or the agency appointed for the maintenance of all common areas and facilities in the **Township Project**.
3. The parking space specifically acquired by the Unit Holder is for exclusive use and enjoyment by Unit Holder and the Unit Holder shall not have the right to put up any construction in the parking space or enclose the same or use it for any purpose other than Vehicle parking.
4. The Unit Holder shall use and enjoy all the common area and amenities such as entrance lobbies, staircases, elevators, common electrical lines and lighting, sewers, drains, pipes, internal roads pavements etc., in common with other Unit Holders's and other persons. The Unit Holder shall not place objects/things/articles, which hinders free use of any such common amenities.
5. The Unit Holder shall cooperate with and permit the **Developer** and/or the agency appointed for the maintenance of all common areas and facilities in the **Township Project** to enter into the **Scheduled Property** at all reasonable times, for the purpose of repairing and maintaining, rebuilding, clearing and keeping in order and condition all service, drains pipes, sewer pipes, cables, wires, water covers, gutters, structures or other convenience belonging to or serving or used for the building and also for the purpose of laying, maintaining, repairing and testing drainage, water pipes, sewer pipes and electric wires and for similar purposes and also for the purpose of disconnection of the supply of water and electricity etc., to the units / parking space etc., or other common areas of the building or to the occupiers of such units / parking spaces etc., as the case may be who have defaulted in paying their share of water electricity and other charges and common expenses and also for non-compliance of the terms of this Letter of Allotment. The Unit Holder undertakes not to carry out any extensions, alterations or additions to the Apartment unit. The Unit Holder also undertakes not to construct any grills to enclose the balconies, yards corridors etc and any such construction will be liable for demolition & the cost incurred thereon shall be charged to the Unit Holder.

8.0 DEFECTS LIABILITY PERIOD:

8.1 Defects Liability period shall mean a period of twelve (12) months commencing from the date of completing substantial construction of the **Scheduled Property** and ending on completion of twelve (12) months thereafter. During this Defects Liability Period the **Developer** shall be responsible to rectify any construction defects arising out of defective workmanship. Any damages to the **Scheduled Property** arising from war, act of God, riots, civil commotion, theft or fire or caused by the Unit Holder shall be outside the scope of defects to be rectified during this Defects Liability Period. The **Developer** shall not be responsible for any defect in the building noticed after a period of 12 (twelve) months from the date of completing substantial construction of the **Scheduled Property**.

9.0 RIGHT IN COMMON AREAS:

9.1 The Unit Holder hereby covenants and agrees that he/she/they will enjoy in common with the other Unit Holders of the apartments in the **Township Project** all common roads, common lighting, sewers, drains, water-courses etc., now in or upon or hereafter to be provided in the **Township Project** and proportionately share the expenses for the maintenance of the same.

11 COMMON MAINTENANCE

1. The **Developer** shall facilitate formation of Association of the unit holders of Apartment units of the **Township Project**. All unit holders of the Apartment units shall be entitled to join the said Association.

10.0 ASSIGNMENT:

1. The Unit Holder shall not assign/transfer his/her/their interest under this Letter of Allotment without the prior written consent of the **Developer**. It is explicitly made clear that the **Developer** is not obligated to give their consent for any assignment by the Unit Holder as this allotment is exclusive in nature. Further, it is also made clear that in the event the **Developer** give their consent for assignment of Unit Holder interest in this allotment, the **Developer** shall charge Rs.100 /- (Indian Rupees Hundred only) per sq.ft. for the saleable area of **Scheduled Property** as their administrative charges and transfer fee for giving such consent and the **Developer** will have the right to withdraw any of the special incentives or benefits/ concessions / discounts already granted to the Unit Holder if any.

11.0 CANCELLATION

1. In the event of the Unit Holder desiring to cancel the booking of the Apartment Unit which is the subject matter of this Letter of Allotment, the Unit Holder shall give to the **Developer** a prior intimation in writing of his/her intention to cancel his /her booking. On receipt of such written communication, the **Developer** shall within 15 days from the date of receipt communicate in writing its acceptance or otherwise to the Unit Holder. The **Developer** shall forfeit the booking advance paid by the Unit Holder or an amount not less than 10% of the Total Consideration whichever is higher and the **Developer** shall refund the excess amount paid by the Unit Holder within a period of 45 (forty five) days from the date of the letter of acceptance of cancellation of booking given by the **Developer** as mentioned above. The **Developer** shall have the right to forfeit / withdraw any benefits / cancellations / discounts / incentives given to the Unit Holder. The **Developer** shall have the right to impose any conditions as it might think fit at the time of giving its acceptance to the Cancellation to the Unit Holder.

12.0 NOTICES:

1. Any notice or correspondence to be sent to any party under this Letter of Allotment shall be addressed and sent to their respective addresses mentioned in this Letter of Allotment and such notices and correspondence are deemed to have been served on the parties if addressed and sent by RPAD, certificate of posting or by courier, on the second day of such dispatch or if sent person on delivery. The party sending notice/correspondence is not responsible for non-delivery due to change in the address if the party changing the address has not intimated in writing the change in the address at least 10 days prior to dispatch of such notice.

13.0 INDULGENCE:

1. Any delay tolerated or indulgence shown by the Developer in enforcing the terms of this allotment or any forbearance or giving of time to the Unit Holder shall not be construed as a continuing waiver on their part as any breach or non-compliance of any of the terms and conditions of this allotment by the Unit Holder nor shall the same in any manner prejudice the right of the Developer.

14.0 CANCELLATION

1. In the event of the Lessee desiring to cancel the booking of the Apartment Unit which is the subject matter of this Letter of Allotment, the Lessee shall give to the Developer a prior intimation in writing, of his/her intention to cancel his /her booking. On receipt of such written communication, the Developer shall within 15 days from the date of receipt communicate in writing its acceptance or otherwise to the Lessee. The Developer shall forfeit the booking advance paid by the Lessee to an amount not less than 10% of the Total Consideration whichever is higher and the Developer shall refund the excess amount paid by the Lessee within a period of 90 (Ninety) days from the date of the letter of acceptance of cancellation of booking given by the Developer as mentioned above. The Developer shall have the right to forfeit / withdraw any benefits / cancellations / discounts / incentives given to the Lessee. The Developer shall have the right to impose any conditions as it might think fit at the time of giving its acceptance to the Cancellation to the Lessee.

15.0 ARBITRATION:

1. In the event of any difference or disputes arising between the Developer and the Unit Holder in regard to these Terms and Conditions of Allotment or any matter relating thereto, the same shall be referred to a sole independent arbitrator to be appointed by the Developer and the award given by the arbitrator shall be final and binding on the parties hereto and Arbitration shall be as per the Provisions of the Arbitration & Conciliation Act in force. The Arbitration shall be conducted in English Language and the place of Arbitration shall be in Nagpur. The Courts at Nagpur alone shall have jurisdiction in all matters relating to this Agreement. The cost of arbitration shall be borne by the Party losing the case or in the event there being no clear win or loss to either Party, then the same shall be borne equally by both the Parties.

16.0 RULES OF INTERPRETATION:

1. This Agreement shall be interpreted in accordance with the settled canons of interpretation subject to the following: -
 - i) Words importing one gender will be construed as importing any other gender.
 - ii) Words importing the singular include the plural and vice versa.
 - iii) Reference to persons mean and include natural and artificial persons like bodies corporate and vice versa.
 - iv) Save where the context otherwise requires, all obligations given or undertaken by more than one person in the same capacity are given or undertaken by them jointly or severally.

- v) The division of this Letter of Allotment into Clauses and Annexure and insertion of headings in this Agreement are only for ease of reference and convenience and will not impact the construction or interpretation of any provision of this Agreement.

17.0 COMPLETENESS OF THE UNDERSTANDINGS:

1. The parties hereto acknowledge and agree that these Terms and conditions record and reflect the entire understandings between the Parties with respect to the **Scheduled Property**. These terms and conditions can be amended only by a written document executed between the parties.

18.0 SEVERABILITY

- i) In the event that any provision of this terms and conditions is declared by any judicial or other competent authority to be void, voidable, legal or otherwise unenforceable or indications of the same are received by either of the parties from any, relevant competent authority, the parties will.
- ii) Amend that provision in such reasonable manner as to achieve the intention of the parties without illegality, or
- iii) At the discretion of the parties, such provision may be severed from this Agreement.
- iv) The remaining provisions of these terms and conditions will remain in full force and effect unless the parties decide that the effect of such declaration is to defeat the original intention of the parties.

19.0 The Unit Holder hereunto affixes his signature in token of his unconditional acceptance of the terms and conditions as hereinabove contained and signifying his intention to be legally bound thereto

20.0 The Developer hereunto affixes his signature hereto signifying his intention to be legally bound by these terms and conditions.

Developer:

For and on behalf of

Reatox Builders & Developers Pvt. Ltd

Name : Amitabh Bhaduri

Signature: _____

Unit Holder:

(1) Name: «Title of Buyers Name»

Signature: _____

«CoApplicant»

Witnesses:

(1) Name: _____

Signature: _____

(2) Name: _____

Signature: _____

ANNEXURE - 1

SCHEDULE OF THE TOTAL LAND

ALL THAT piece or parcel of land admeasuring **15459.50** Square Meters of land situated lying and being at Project MIHAN located at Village Khapri (Rly.) in Hingna PS, Post Office Khapri within the Taluka Nagpur (Rural) & District of Nagpur having Khasra Nos. 159(Part), 163(Part), 164(Part) & Govt. Road - 162(part) on Plot outside PAP Scheme in the MIHAN Notified Area, Nagpur, particularly shown in the enclosed Map and bounded as follows:-

- On the North side** : 11 meter wide road and PAP Houses
- On the South side** : 11 meter wide road and Market, PAP Houses
- On the East side** : 11 meter wide road and PAP Houses
- On the West side** : 30 meter wide DP road and open space for future expansion

ANNEXURE – 2

SCHEDULE OF THE APARTMENT UNIT

All that piece and parcel of Flat No. «Unit_No» on «Floor_» Floor, in building known as «block» in «wing» wing admeasuring about 46.82313 Sq. Mtrs. (i.e 504 sq.ft.) Super Built-up area, [Carpet area 412.53 & Balcony11.62) Sq. Feet, constructed on land described in Annexure 1



ANNEXURE – 3

1. Specifications of the Apartment Unit
2. Ceramic Tiles Flooring with 2.5 “ floor Tiles Skirting
3. Aluminum Sliding/ Open able windows of the Graded Qualities.
4. Polish Red Marandy wooden door frame with Polish Veneer Main Door Shutter and painted shutter for the other doors.
5. Concealed wiring and plumbing
6. 2 feet wide Kitchen Platform in Black Granite of 7 feet Length with Stainless Steel Sink.
7. Ceramic Tile dado till 2 Ft above the kitchen.
8. Separate Plumbing and electrical Points for washing machines in utility area
9. Walls finished in oil based distemper Paints

ANNEXURE - 4

TOTAL AMOUNT PAYABLE:

	Amount (Rs.)
i) Premium :	«GSV»..00
ii) Service Tax	«Service tax »..00
Total Apartment Unit Cost	«Total»..00

Note: The above mentioned charges are excluding all taxes, duties & Registration Fee which shall be paid on demand.

PAYMENT SCHEDULE

- i. At the time of booking 10 %
- ii. On Allotment letter 10 % (within 15 days of booking)
- iii. On completion of foundations 10%
- iv. On completion of 1st Slab 10%
- v. On completion of 2nd Slab 10%
- vi. On completion of 3rd Slab 10%
- vii. On completion of 4th Slab 10%
- viii. On completion of 5th Slab 10%
- ix. On completion of 6th Slab 10%
- x. Possession 10 %

ANNEXURE - 5

FORMAT OF TAKING OVER CERTIFICATE

This is to Certify that after thorough inspection of the Apartment Unit No....., and having been fully satisfied that the said Apartment Unit has been constructed and developed by Reatox Builders & Developers Pvt. Ltd., located in township project named "Classic", is in accordance with the agreed specifications and quality, I hereby take over possession of the said Apartment Unit, on thisday of.....20..

I further hereby declare that I have no claims whatsoever against the Developer, viz. Reatox Builders & Developers Pvt. Ltd., in respect of construction and development of the said Apartment Unit.

Signature:

(Name of the Unit Holder)

Address:

Witness:

1.

2.

I further hereby declare that I have no claims whatsoever against the Developer, REATOX/CLASSIC/SA/ Pvt. Ltd., in respect of construction and development of the said Apartment Unit.

Signature:

(Name of the Unit Holder)

Address:

Witness:

1.

2.

ANNEXURE 6
MASTER PLAN



DRAFT