

Date : -----

Shri./ Smt.-----
-----,
-----,

Subject : Allotment of Flat/ Shop No. ----- in Wisteria & Iris

Dear Sir,

We are glad to inform you that we hereby confirm the allotment of Flat/ Shop bearing No. ----- in Wisteria building at Enrico Heights, the proposed complex coming up adjoining Hotel Radisson Blu, Wardha Road, Nagpur 440 015.

The approximate areas of these flat are ----- Sq. fts., for a total sale consideration of Rs. -----/-.

You are kindly requested to acknowledge the copy of this letter as a token of your acceptance.

For Universal Drinks Private Limited,



(Authorised Signatory)

BEFORE THE SUB-REGISTRAR, NAGPUR.

AGREEMENT FOR CONSTRUCTION AND SALE

STAMP DUTY PAID Rs. -----/-

SALE CONSIDERATION Rs. -----/-

(Rs. -----)

MARKET VALUE Rs. -----/-

(Rs. -----/- as per Item No., page No.)

THIS AGREEMENT FOR CONSTRUCTION AND SALE is
executed at Nagpur on thisday of -----, 2014 BY

BETWEEN

M/s UNIVERSAL DRINKS PRIVATE LIMITED, a company
incorporated under the provisions of The Companies Act, 1956, bearing
Registration No. U15520MH1968PTC014094 having its registered
Office at Wardha Road, Somalwada, Nagpur - 440015 acting through
authorized Director/Signatory ----- aged about --- years,
Occupation :----- R/o, ----- Nagpur, here-in-after
referred to as "THE SELLER" which expression shall unless repugnant
to the context or meaning thereof, shall always mean and include its
Directors, Shareholders, office bearers, legal representatives,
administrators, assignees of THE FIRST PART, AND; {PAN :
AAACU2519D}. The Director ----- has executed a
registered power of attorney in favour of Shri. Ambarish Manohar
Pradhan aged about 57 years occupation : service, resident of Plot No.
37, Dewashish Apartments, Surendra Nagar, Nagpur 440 015 on
dated 16.03.2013 bearing registration number NGN3 - 1718 - 2013
Registered in the office of sub registrar, Class 2, Nagpur 3 to present the
documents for registration, admission, to sign as may be required for the
registration of the documents.

AND

(1) SHRI -----, aged about -- years, Occ. ---, (
PAN : -----) and (2) SMT. ----- W/O.-
-----, aged about --- yars, Occ.----- (PAN



NO.....) both R/o.....
 hereinafter known and referred to as **"THE PURCHASER/S"**
 which term shall unless repugnant to the context or meaning
 thereof always mean and include the PURCHASER/S as well as
 their heirs, legal representatives, successors, executors,
 administrators and assignees of THE SECOND PART, AND;

WHEREAS, the SELLER above mentioned is the sole and
 exclusive owner of ALL THAT piece and parcel of land bearing Survey
 Khasara No. 38/1 and 38/3, total admeasuring about 13500.00 Sq. Mtr.,
 (as per City Survey records 10221.350 Sq. Mtrs.) situated at Mouza :
 SOMALWADA, P. H. No. 44, bearing City Survey No. 488, Sheet No.
 229, 672, House No. 1234, Ward No. 05, situated at Wardha Road,
 Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil and
 District Nagpur, AND;

WHEREAS, the land admeasuring about 1.65 Acres, bearing
 Kh. No. 38/1 was purchased by the SELLER from Shri Vasantao Dattaji
 Dhanwate and four others by Sale Deed dt. 12.05.1969 registered with
 Sub Registrar, Nagpur at Book No. I at Sr. No. 2604 dt. 12.05.1969,
 AND;

WHEREAS, the land bearing Kh. No. 38/3, admeasuring about
 0.83 Acres, was purchased by the SELLER from Shri Vasantao Dattaji
 Dhanwate and four others by Sale Deed dt. 12.05.1969 registered with
 Sub Registrar, Nagpur at Book No. I at Sr. No. 2605 dt. 12.05.1969,
 AND;

WHEREAS, the SELLER got the user of the said land
 converted into non agricultural purposes u/s 44 of The Maharashtra Land
 Revenue Code, 1966 by Sub Divisional Officer, Nagpur in Rev. Case
 No. 94/A-2 of 68-69 dt. 03.07.1969, AND;

WHEREAS the SELLER intended to develop the said property
 for residential cum commercial complex, for which they required
 Turnkey Project Management Consultant to carry out the work of
 preparation and implementation of said work which involves designing,
 approval, advertising, estimating cost of construction and preparing Bill

of Quantities, calling tender, awarding tender, marketing, advertising, supervising all construction activities and successfully completing the project in time & maintaining the same till the time an independent society of apartment owners is formed, AND;

WHEREAS VKA INFRA SERVICES PRIVATE LIMITED a company incorporated under the provisions of The Companies Act, 1956, having its registered Office at Plot No. 35/A, Aashirwad, Cement Road, Shivaji Nagar, Nagpur 440 010 (hereinafter known as "PMC") have represented to the seller that they are in the business of providing Project Management Consultancy Services to such projects and are fully competent and capable to execute projects of such magnitude having requisite technical and professional skills and personnel resources, and have further agreed to provide the afore stated services and have, thus, submitted a proposal for the said activities, AND

WHEREAS the seller has accepted the proposal offered by the Project Management Consultants (PMC), to provide various Management and Consultancy Services for the said Project, AND;

WHEREAS, the PMC has accordingly proceeded to look after scheme of Layout of Residential plots and Apartments for which the SELLER has already submitted the map for sanctioning to the Nagpur Municipal Corporation, Nagpur.. The SELLER through PMC have planned to construct Residential Apartment and/or Flat Cum Commercial Scheme on some of the plots of the proposed layout scheme as per the sanction as may be granted by the Competent Authority, AND;

WHEREAS, the SELLER through PMC has already started the development work thereon as per the statutory rules and regulations and approval given by the concerned sanctioning authorities, AND;

WHEREAS, under the sanctioned Development Plan of the City of Nagpur in the year 2000-2001, the user of the said land is shown as Industrial use, AND;

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WHEREAS, the SELLER applied to the Nagpur Municipal Corporation for change of the user of the said land from industrial user and for sanction of the sub division of the said land and accordingly the Corporation of City of Nagpur through the Assistant Director, Town Planning, Nagpur by Agreement dt. 21.06.2012 accorded its sanction of change of user of the land and sanction of lay out where-in Plot No. 1, admeasuring about 1037.46 Sq. Mtrs. and Plot No. 2 admeasuring about 1037.84 Sq. Mtrs. facing fronting on Wardha Road have been granted the residential user and Plot No. 3, admeasuring 6023.60 Sq. Mtrs. having commercial user after providing the necessary open and Amenity Space related to the said entire land and also issued letter dated 21.06.2012, AND;

WHEREAS, the SELLER has paid the charges of change of user of the land to the Corporation of City of Nagpur and agreed to develop all the internal infrastructure for the sub divided plots, AND;

WHEREAS, the SELLER decided to develop the Plot No. 3, admeasuring about 6023.60 Sq Mtrs. into a residential cum commercial Scheme and the building Plan submitted to the Deputy Engineer, Town Planning Department, Nagpur Municipal Corporation, Nagpur has been sanctioned vide Building Permit No. 120/BP/Somalwada/TP/NMC/136 dt. 20.11.2012, AND;

WHEREAS, the SELLER submitted the said entire property to the provisions of The Maharashtra Apartment Ownership Act, 1970, by Deed of Declaration dt. 01.01.2013 registered with Sub- Registrar, Nagpur - I in Book No. 1 at Sr. No. 100 dt. 04.01.2013 and the said proposed building will be known as "ENRICO HEIGHTS", AND;

WHEREAS, the SELLER has now decided to sell the various Apartments constructed on the said plot to the prospective buyers together with proportionate undivided share in land, AND;

WHEREAS, the PURCHASER/S hereinabove being interested to own one of the Residential Apartment / shops / corporate offices for his/her/their own residential purpose, approached the SELLER herein

and visited the office of the SELLER and also satisfied himself/ herself/ themselves in respect of the title of the said entire property and Seller's authority and right to sell the various constructed premises to the prospective buyers. AND;

WHEREAS, the PURCHASER/S having satisfied himself with all aspects related to the said scheme of Residential Apartments/shops/corporate offices to be constructed on the said plot, selected the Apartment No. ----- in **Wisteria** in Tower of Enrico heights and requested the SELLER herein to allot the Apartment to him/her/them for a valuable consideration, AND;

WHEREAS, the SELLER COMPANY has agreed to sell the said Apartment in the said scheme to the PURCHASER/S herein for a consideration, agreeing inter-alia to execute the Sale Deed relating to the said Apartment in favour of the PURCHASER/S and deliver the possession thereof on receipt of the full and final consideration as agreed hereunder from PURCHASER/S herein, AND;

WHEREAS, it has now become necessary to reduce to writing the terms and conditions for sale of Apartment agreed to between the parties and transfer all rights, title and interest in the said Apartment to the PURCHASER/S on receipt of full and final consideration and after completing necessary formalities in this regard by executing and registering necessary document of conveyance thereof.

WE the parties said above do hereby of our free will and consent agree to and confirm the terms and conditions for sale and purchase of the said Apartment agreed to between us which are as under.

NOW THEREFORE THIS AGREEMENT TO SELL

WITNESSETH AS FOLLOWS:

01. The SELLER is the owner of ALL THAT piece and parcel of Plot bearing No. 3, admeasuring about 6023.60 Sq. Mtrs. out of land bearing Survey Khasara No. 38/1 and 38/3, total admeasuring about 13500.00 Sq. Mtr., situated at Mouza : SOMALWADA, P. H. No. 44, bearing City Survey No. 488, Sheet No. 229, 672, House No. 1234,

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Ward No. 05, situated at Wardha Road, Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil and District Nagpur and the proposed building to be erected thereon known as "ENRICO HEIGHTS". The SELLER having all rights in the said Residential Scheme to be developed on the said land have agreed to sell the Apartment No. -----, admeasuring about ----- Sq. Mtrs. (ie equivalent to ----- Sq. fts.) of built up area on ----th Floor, together with -----% undivided share in land in the Building known as **Wisteria** to PURCHASER/S for a total consideration of Rs.-----/- (Rs.-----) including ----- parking space.

02. The PURCHASER/S have paid the following amounts :
- a. Rs. -----/- (Rs. -----) vide Cheque No. -----, Dated -----, drawn on -----
 - b. Rs. -----/- (Rs. -----) vide cheque bearing No. -----, dated ----- drawn on -----, Nagpur.
 - c. Rs. -----/- (Rs. -----) by cheque bearing no. ----- dated -----, 2014 drawn on ----- Bank, Nagpur towards part payment of Maharashtra Value Added Tax & Service tax and I.B.T.

to the SELLER, towards part consideration for sale of the said Apartment which is adjusted at the time of execution of this Agreement. The SELLER acknowledges to have received above sum being part payment at the time of execution of this Agreement to sell from PURCHASER/S.

03. It is agreed that the PURCHASER/S shall make the payment of the balance consideration of Rs. -----/- (Rs.-----) in the manner appearing here-in-below in installments before the execution and registration of Sale Deed of the said Apartment in his favour. The payment of consideration in installments as agreed and stated in the manner of payment here-in-below in time is the essence of this contract.

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MANNER OF PAYMENT OF BALANCE CONSIDERATION

Amount Rs.	To be payable at the time of
	At the time of Agreement to sale
	At the time of Podium Level roof Slab
	At the time of First Floor roof Slab
	At the time of Second Floor roof Slab
	At the time of Third Floor roof Slab
	At the time of Fourth Floor roof Slab
	At the time of Fifth Floor roof Slab
	At the time of Sixth Floor roof Slab
	At the time of Seventh Floor roof Slab
	At the time of Eighth Floor roof Slab
	At the time of Ninth Floor roof Slab
	At the time of Tenth Floor roof Slab
	at the time of Finishing and flooring / tiling and wood work of Apartment.
	At the time of possession and execution of Sale Deed.
	At the time of registration of the Sale Deed

It is agreed that the price fixed for the premises is fixed at the prevailing rates of raw materials to be used for construction activities. It is agreed that if the price of the raw materials are increased more than 5% than the prevailing purchase rates then the PURCHASER/S shall have to make the payment of proportionate increased price of the premises to the DEVELOPER.

If the PURCHASER/S fails to make payment of consideration as per the installments, interest @ 24% shall be charged for the period of defaulted installments on the amount of installment but in no case any such installment shall be delayed for two months from due date of the installment then in that case the SELLER shall have all rights to cancel the allotment and this agreement and on such cancellation the SELLER shall deduct 20% of the total consideration agreed herein from the amount received from the PURCHASER/S and shall refund the balance if any to the PURCHASER/S forthwith and on such cancellation the SELLER shall be free to enter into agreement to sell the said Apartment to any other prospective buyer as may be agreed and decided by it for

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which the PURCHASER/S herein shall have no right whatsoever on the said Apartment nor shall have any right to object any such sale and/or transfer by the SELLER to any other third parties.

04. The SELLER does hereby covenant that it has good, valid and marketable title and absolute right and full authority to convey, assign and transfer the said share and interest in plot by way of sale to the PURCHASER/S absolute forever.

05. The SELLER assures to the PURCHASER/S that the Apartment in the Building known as **Wisteria** hereby agreed to be sold is duly demarcated and shown in the sanctioned layout plan shown to the PURCHASER/S herein and the said entire land on which the building is to constructed is the self acquired property belonging to the SELLER and that none except the SELLER have any manner right, title or interest whatsoever in respect of same.

06. That the SELLER covenant that it has agreed to sell the said Apartment to the PURCHASER/S and shall execute the Sale Deed of the said Apartment free from any encumbrances, charges or mortgage whatsoever either in the name of PURCHASER/S or in the name of any one to whom the PURCHASER/S directs on receipt of full and final consideration as agreed here-in.

07. The SELLER shall deliver the actual physical possession of the Apartment hereby agreed to be sold to the PURCHASER/S as agreed here-in-above on receipt of agreed entire sale consideration.

08. It is agreed that the PURCHASER/S shall obtain his/her/their own electric meter on payment of necessary deposit, connection charges, overhead expenses to the MSEB as and when required. It is agreed that as far as the electricity supply is concerned either the PURCHASER/S shall pay necessary charges like service laying charges (SLC) directly to the MSEB or shall contribute his/her/their proportionate -----% undivided share in expenses that may be incurred for providing electricity supply to the said entire Layout to the SELLER herein proportionately as may be directed by the SELLER over and above the agreed consideration herein and shall also pay the

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charges of meter deposit etc. separately as and when called. It is also agreed that the PURCHASER/S shall comply with all necessary instructions and the directions given by the SELLER for carrying out the further construction activities on the said apartment and shall see that no disturbance is caused to the other owners of the various apartments in the said plot. The PURCHASER/S shall be bound to follow all the rules, regulations, instructions issued by the Nagpur Municipal Corporation and other authorities in this regard.

09. It is agreed that the SELLER shall pay all the taxes, cesses, Land Revenue etc. whatever levied on the said land till Possession is handed over to the PURCHASER/S and thereafter the PURCHASER/S shall pay the same and the seller will not be responsible for any taxes, cesses, Land Revenue etc. after Possession.

10. THAT PURCHASER/S is/are aware that the said entire property and project standing on the said plot is submitted to provisions of Maharashtra Apartment Ownership Act, 1970 by a Deed of Declaration dt. 04.01.2013 made u/s 2 of said Act registered with Sub Registrar Nagpur - 1 in Book No. 1, at Sr. No. 100 dt. 04.01.2013 and he shall abide by the rules framed therein.

11. THAT the SELLER has provided the water supply to the Apartment from a bore-well excavated by the SELLER in the said land and the availability of water in the bore-well shall depend on the level of water in the earth by way of natural sources in the entire area. In case of shortage/crisis of water supply, the PURCHASER/S has/have to arrange additional water sources at his own costs. In future further excavation of bore-well will be required in future then all the expenses shall be borne and payable by the PURCHASER on proportionate to his share in the land alongwith the other co-owners.

12. It is agreed that the PURCHASER/S shall become member of the society and/ or association for carrying out the management of the said entire scheme and shall abide by the rules and regulation framed thereon. It is also agreed that the PURCHASER/S shall contribute for maintenance deposit, interest of which shall be used

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for day to day maintenance of the said building Scheme and part of Deposit will be used for establishment of recreational facilities in the said Building Scheme.

13. It is agreed that before handing over the possession of the said Apartment on payment of full and final consideration by the PURCHASER/S to the SELLER herein, the PURCHASER/S shall have also to make additional payment of maintenance deposit @ Rs. 500/- per Sq. Fts. towards the membership and use of Club House Charges to the SELLER herein for keeping it in the name of association and/or Society to be formed by the said SELLER for the owners of various Apartments in the said Enrico-Heights. The Seller shall deposit the entire balance amount of maintenance received from the purchasers in the name of the society after deducting amount spent towards the interior and finishing work of the amenities provided therein.

14. It is further agreed by the PURCHASER/S that the interest accrued out of the common maintenance deposits will be used towards the payment of all the outgoings, taxes, duties, impositions, burden, water charges to NMC, Common electricity charges, salaries of employees such as watchmen, sweeper and liftmen etc. and charges for repairs of lift and other electrical connection, sewer, drainage, rain water pipes, common passages and other items of the said scheme which are common to all PURCHASER/S/ occupants/tenants of the various units. However, it is agreed that in case of any extra expenses that may incur towards the common maintenance the purchaser/s have to contribute to his share towards the same to the builder/society.

15. That it is understood by PURCHASER/S that the proposed construction is of heterogeneous in nature comprising of RCC and brick work. It is understood by the PURCHASER/S that short coming inherent to the heterogeneous nature of construction like those due to unequal contraction and expansion or unequal settlement of footing are likely to occur and will not be treated as defects. It is further understood as agreed by the PURCHASER/S that due to the heterogeneous nature of the construction joints between the masonry and concrete or any such other joints, leakage or seepage of water is likely to occur and this will not be treated as defects in construction. The

SELLER may repair the same at the cost of the PURCHASER/S within one year from the date of possession.

16. THAT it is agreed that PURCHASER/S shall make the payment of the balance consideration in time as per manner of payment agreed here-in-above. Similarly it is agreed that the SELLER shall keep all necessary papers required for execution of the Sale Deed ready well in advance and shall execute the Sale Deed after receipt of full and final consideration from the PURCHASER/S in a reasonable time. It is agreed that the parties to this Agreement shall co-operate and shall see that the full and final consideration is paid in time and thereafter Sale Deed is executed in reasonable time. Payment in time is the essence of this contract.

17. It is agreed that the PURCHASER/S shall co-operate with the SELLER for getting the open land in the said layout kept for recreational activities allotted from the appropriate authority to the association or the or the Society of the apartment holders of the said layout which may be formed in due course of time and shall sign necessary declaration, papers etc as and when required and directed by the SELLER herein.

18. The PURCHASER/S for him/her/them with intention to bring all persons into whosoever's hands the said Apartment may come, hereby covenant as follows:

(a) To maintain the Apartment at the PURCHASER/S own costs in good tenable repair and condition from the date of possession of the Apartment taken and shall not do or cause or suffer to be done anything in respect of said Apartments where it is situated, erect anything which may be against any rules, regulation or by-laws of the concerned local authorities or change/alter or make additions in said Apartment itself or any part thereof.

(b) Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are heavy as to cause damage to the construction or structure in which the Apartments is situate or storage of

which goods is objected to by the concerned local or other statutory body or authority and shall not carry or cause to be carried anything which may damage, common passages, including the layout roads, common areas and common facilities and in case any damage is caused to the common areas and passages or the internal roads of the complex on account of negligence or default on the part of the PURCHASER/S or his agent in this behalf, the PURCHASER/S shall be liable for the consequences of the same.

(c) To carry out at his/her/their own cost all internal & other repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the SELLER to the PURCHASER/S and shall not do or cause or suffer to be done anything in the Apartment which may be against the rules, regulations and bye-laws of the concerned local authority or of the Society/Limited Company Association formed of the buyers of Apartments acquired in the said ENRICO HEIGHTS. In the event of PURCHASER/S committing any act in contravention of above provision, the PURCHASER/S shall be liable and responsible for the ensuing consequences.

19. The PURCHASER/S covenants that he/she/they shall bring to the notice of the SELLER in respect of any defects/ shortcomings if any found in the quality of construction of the property hereby sold within a period of six months from the date of taking over the possession of the property by the PURCHASER/S. If the same is minor, then the same shall be repaired by the SELLER at its own costs and if the same are major due to the any act, deeds by the PURCHASER/S, then the SELLER shall not be responsible about the same.

20. That the Apartment hereby agreed to be sold shall be taken to be correctly described in the schedule hereunder written and if any misstatement, error or omission shall be discovered, the same shall not annul this sale nor shall any compensation be allowed in respect thereof but the same such misstatement, error or omission will always be subject to correction by the parties hereto.

21. The PURCHASER/S is/are fully aware of the fact that the SELLER is also developing the adjoining lands to the building complex by the SELLER and SELLER with all allied facilities and utilities. The PURCHASER/S shall not be entitled to make any complaint or representation or take any action against the SELLER for any likely nuisance or inconvenience to them from the erection and functioning of adjoining new commercial-cum-residential complexes and or as a result of any crowd, publicity and other nuisance or inconveniences which may be inseparable or inevitable for such complete. That the PURCHASER/S shall not do or cause to be done any act, deed or thing which would cause any hardship, inconvenience, obstruction etc. to the construction activity of the SELLER.

22. The PURCHASER/S shall not sell, transfer, convey and assign the rights in the said Apartment to any person whatsoever during the substance of this Agreement under any circumstances. However, the PURCHASER/S may mortgage the said Apartment in favour of any financial institution, or any other authorities for raising finance/loan for the purpose of acquiring of the said Apartment.

23. It is also agreed that in case any Sales Tax, Turn Over Tax, VAT, Construction Tax, Service Tax, Works Contract Tax, Local Body Tax or any other tax levied by State or Central Government on construction activity or building material used and/or wages paid thereof, the PURCHASER/S agrees to pay the same as may be levied in respect of the Apartment chosen by him/her/them and as per the demand by the seller from time to time shall deposit within seven days from such demand.

24. That, the PURCHASER/S has/have seen and inspected property hereby agreed to be sold to it and have also satisfied himself/herself/themselves with respect to the SELLER'S title in respect of the said property and workmanship, specifications, dimensions and are of Apartment and he/she/they discharge the SELLER from observing and fulfilling any of the obligation on it's part.

25. That, it is specifically understood and agreed by the PURCHASER that he/she/they have not any right, title or interest of any kind whatsoever in respect of additional F.S.I. (Floor Space Index) as may be increased at any time in future. It is specifically made clear that the SELLER alone shall be absolute and full owner of such increased F.S.I. and they shall be entitled to use it as their's own and further they shall be free to use and utilize the same only after obtaining due sanction from Nagpur Improvement Trust, Nagpur and/or Nagpur Municipal Corporation, Nagpur as the case may be.

26. It is understood and agreed by the PURCHASER/S that if in future, the Government issue or pass circular or resolution or order for Transfer of Development Right (TDR) regarding the total land, in that case, the title, interest and right over the TDR except the land hereby sold and transferred shall be exclusively with the SELLER and the PURCHASER/S shall not be entitled for same nor they claim any compensation for the same from the SELLER.

27. It is specifically agreed and understood by the PURCHASER/S that the SELLER will have every right to amend/ratify or correct the Deed of Declaration as and when required and the PURCHASER/S shall not obstruct or object for such amendment/correction or ratification of the Deed of Declaration in future.

28. It is specifically agreed and understood by the purchasers that the present agreement is executed on the basis of the tentative map sanctioned by the concerned authority and in case of any increase or decrease in the areas of the apartment as per the final sanction map then the purchasers shall be liable to pay the increase in area in proportion to the cost as agreed herein and in case of decrease in the area the vendor shall refund the difference to the purchaser accordingly.

29. It is specifically agreed and understood by the purchaser that the purchaser will be liable to contribute in proportion along with other flat owners towards the water connection to be obtained from NMC., and also they shall be liable to pay as per the demand towards

installation of separate electric meters to their respective flats by MSEB and also incidental charges in this regard. The purchaser shall be liable to deposit the same with the seller within seven days from the demand raised by the seller.

30. It is agreed that the Seller shall complete the entire construction on or before ----- from the date of execution of this agreement to sale and the possession shall be delivered after the execution and registration of the sale deed and after clearing all the dues that the purchaser may be liable to pay. The possession shall be delivered by a separate possession letter.

31. The Purchaser has paid the stamp duty, registration fees and misc. expenses at the time of execution of the agreement to sale and further agreed that the Purchaser shall be liable to bear all the expenses towards the execution and registration of the sale deed.

BUILDING SPECIFICATIONS SCHEDULE

SCHEDULE OF THE BUILDING SPECIFICATIONS, FIXTURES AND AMENITIES WITH REGARDS TO APARTMENTS.

STRUCTURE :	Earthquake Resistance RCC Structure with Anti-termite Treatment in Foundation
FLOORING :	Living & Dining - Italian marble (with Pre-polished Granite Vitrified tile skirting)
Master Bedroom -	Italian marble (Option for Wooden Flooring)
Other Bedroom -	Vitrified Tiles
Balconies -	Antiskid Vitrified Tiles
Staircase -	Green Marble with Jaisalmer border
Utility Area -	Vitrified Tiles/Antiskid Vitrified Tiles.
Master Toilet -	Designer Vitrified Tiles/Antiskid Vitrified Flooring.
Other Toilets -	Designer Vitrified Tiles/Antiskid Vitrified Flooring.
Kitchen -	Vitrified Tiles/(Vitrified Tile Skirting)
WALL :	External - 230 mm thick Internal - 115 mm thick
DOORS/WINDOWS :	Main Entrance Door - Teak Wood

		Other Doors – Wooden Doors
		Door Frames - Teak Wood
		Windows – Aluminum Power Coated/ Anodized Casement Window, Light Tinted Glass & Fly Net.
KITCHEN	:	Granite Counter Top with SS sink Wall Cladding with Vitrified Tiles above Counter.
WALL FINISH	:	Smooth Finish with Acrylic Base Paint & putty with Tiles/Stone grit finish.
TOILET	:	Sanitary ware – American Standard or Equivalent Fittings – Jaguar or Equivalent.
WATER SUPPLY	:	Superior Quality GI/PVC as per IS
RAIN WATER PIPING	:	PVC piping with fitting as per IS
WALL CLADDING	:	Master : Italian Marble Cladding Other : Designer Vitrified Tiles/ Antiskid Vitrified Tiles
ELECTRICALS	:	Modular switches of Legrand/Finox or equivalent TV and AC point provision in all rooms.
Inverter backup for one light & fan in all rooms		
Tata Sky/DTH or Equivalent Centralized Cable Network		
STAIRCASE RAILING	:	MS Powder Coating and SS with Glass for Balconies/wrought iron.
CAR PARKING	:	Lower Ground Floor, still level parking and First Floor parking.

SCHEDULE OF THE PROPERTY

ALL THAT R.C.C. superstructure comprising of Apartment bearing No. ----, built up area admeasuring about ----- Sq. Mtrs. (ie equivalent to ----- Sq. fts.) on ----th Floor in the Building known as **Wisteria**, alongwith -----% proportionate undivided share and interest in land, in the sanctioned Scheme known as "ENRICO HEIGHTS" situated on ALL THAT piece and parcel of land Plot No. 3,

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admeasuring about **6023.60 Sq. Mtrs.** being portion of Survey No. 38/1 and 38/3, out of the total land admeasuring about 13500.00 Sq. Mtr., (as per City Survey records 10221.350 Sq. Mtrs.) situated at Mouza : SOMALWADA, P. H. No. 44, bearing City Survey No. 488, Sheet No. 229, 672, House No. 1234, Ward No. 05, situated at Wardha Road, Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil and District Nagpur and the Plot is bounded as under :

ON THE NORTH : HOTEL RADISSON
 ON THE EAST : ROAD
 ON THE WEST : PLOT NOS. 1, 2, OPEN & P.U. SPACE
 ON THE SOUTH : 36 MTR. ROAD

IN WITNESS Whereof We the parties said above have placed our signatures on this AGREEMENT FOR COSTRUCTION AND SELL at Nagpur in presence of attesting witnesses, signing as such on the day first here-in-above written.

SELLER
UNIVERSAL DRINKS PVT. LTD.
 Through its Authorised Director



(-----)

PURCHASER/S

(1) SHRI -----,

(2) SMT. -----

WITNESSES :

1.

2.