AGREEMENT TO SELL FOR RS. _____ ONLY

(RUPEES _____ ONLY)

VALUATION AS PER ANNUAL STATEMENT OF RATES

(ASR) RS. _____ ONLY

THIS AGREEMENT TO SELL is made and executed at NAGPUR on this _____ Day of _____, 2023, BETWEEN :

GOLDEN HOMES INFRASTRUCTURES, A Partnership Firm, having its Office at M-004, Suprabhat Sankul Apartments, Plot No. 286, Dharampeth, Nagpur-10 (PAN AATFG8164G) and acting through its Authorised Partner **SHRI. ASHOK AGRAWAL S/o VEDPRAKASH AGRAWAL**, Aged 52 Years, Occupation – Business, PAN AEXPA9197F & AADHAR UID 9100 2144 6083, Resident of 23, Aadharsh Gruha Nirman Society, Gajanan Mandir Road, Wadgaon, Chandrapur-442401. hereinafter called the **VENDOR/DEVELOPER**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **Partnership Firm** and its **Partners**, as well as its legal representatives, liquidators, executors, administrators, successors and assigns of the **FIRST PART.**

AND

MRS./SMT./SHRI. _____,
Aged about _____ Years, Occupation - _____,
Income Tax Permanent Account No. _____,
Aadhar Unique Identity No. _____,
Resident of _____,

hereinafter called the **"PURCHASER",** which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **"PURCHASER",** as well as, her/his heirs, legal representatives, executors, administrators, successors and assigns of the **SECOND PART.**

WHEREAS, the Vendor hereinabove named is an exclusive, absolute and full Owner of the property comprising All that piece and parcel of Non-Agricultural land admeasuring about 5869.57 Sq. Mtrs., out of the entire land bearing Kh. No. 136/2, situated at Mouza - Pipla, P. H. No. 38, situated at Village - Pipla, Nagpur, within the limits of the Grampanchayat Pipla in Tahsil – Nagpur (Rural) and District – Nagpur and more particularly described in the **Schedule – "A"** hereunder written ***(hereinafter referred to as "the project land")***

WHEREAS, initially the land bearing Kh. No. 136, total admeasuring about 1.80 HR, situated at Mouza - Pipla, P. H. No. 38, situate at Village - Pipla, Nagpur, within the limits of the Grampanchayat Pipla in Tahsil – Nagpur (Rural) and District - Nagpur, initially belonged to Smt. Anusayabai Krushnarao Nagpure.

AND WHEREAS, thereafter Smt. Anusayabai Krushnarao Nagpure sold the Northern Portion of the land admeasuring about 0.90 HR out of the aforesaid land bearing Kh. No. 136, total admeasuring about 1.80 HR, to Shri. Pawan Vitthaldas Tapadia and Shri. Vitthaldas Radhakishan Tapadia, by virtue of the Sale Deed dt. 17/06/2006, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 2948. That Shri. Sitaram Krushnarao Nagpure, Shri. Ramdasji Krushnarao Nagpure and Shri. Banduji Krushnarao Nagpure have accorded their consent for aforesaid Sale Deed. As such Shri. Pawan Vitthaldas Tapadia and Shri. Vitthaldas Radhakishan Tapadia became the owners of the Northern Portion of the land admeasuring about 0.90 HR, which is renumbered as Kh. No. 136/2.

AND WHEREAS, thereafter Shri. Pawan Vitthaldas Tapadia and Shri. Vitthaldas Radhakishan Tapadia sold the aforesaid land bearing Kh. No. 136/2, admeasuring about 0.90 HR to 1. Dera Finvest Pvt. Ltd. acting through it's authorized director Shri. Vijay Kimatrao Ramani, 2. Smt. Shilpa Khushal Adwani & 3. Shri. Rameshlal Brijlal Santani, by virtue of the Sale Deed dt. 09/12/2013, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 6205. As such 1. Dera Finvest Pvt. Ltd.,

2. Smt. Shilpa Khushal Adwani & 3. Shri. Rameshlal Brijlal Santani became the owners of the land bearing Kh. No. 136/2, admeasuring about 0.90 HR.

AND WHEREAS, thereafter 1. Dera Finvest Pvt. Ltd. acting through it's authorized director Shri. Vijay Kimatrao Ramani, 2. Smt. Shilpa Khushal Adwani & 3. Shri. Rameshlal Brijlal Santani sold the aforesaid land bearing Kh. No. 136/2, admeasuring about 0.90 HR to 1. M/s Golden Homes Infrastructures acting through it's authorized partner Shri. Ashok Vedprakash Agrawal & 2. M/s Ghanshyam Cultivators Private Limited acting through it's authorized director Shri. Vinay Ranchhoddas Rathi, by virtue of the Sale Deed dt. 30/11/2019, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 9536. As such 1. M/s Golden Homes Infrastructures & 2. M/s Ghanshyam Cultivators Private Limited became the owners of the land bearing Kh. No. 136/2, admeasuring about 0.90 HR. That as per the aforesaid Sale Deed it was agreed by and between the partied that 1. M/s Golden Homes Infrastructures shall have 80% share in the land bearing Kh. No. 136/2 & 2. M/s Ghanshyam Cultivators Private Limited shall have 20% share in the land bearing Kh. No. 136/2.

AND WHEREAS, thereafter land admeasuring 0.5919573 Hectares (i.e. 5919.573 Sq. Mtrs.) out of the aforesaid Kh. No. 136/2, admeasuring about 0.90 HR, is converted for Non-Agricultural Use (Residential), vide Order passed by The Collector, Nagpur on 01/06/2022, in Rev. Case No. 235/NAP-34/Mouza - Pipala/Nag. Gra./2021-22.

AND WHEREAS, thereafter the area of the said land is bifurcated and after bifurcation Separate 7/12 Extract for the land admeasuring about 5869.57 Sq. Mtrs., is issued in the name of M/s Golden Homes Infrastructures & M/s Ghanshyam Cultivators Private Limited;

AND WHEREAS, thereafter M/s Ghanshyam Cultivators Private Limited acting through it's authorized director Shri. Vinay Ranchhoddas Rathi sold it's 20% share in the aforesaid Non-Agricultural land admeasuring about 5869.57 Sq. Mtrs. to M/s Golden Homes Infrastructures acting through it's authorized partner Shri. Ashok Vedprakash Agrawal, by virtue of the Sale Deed dt. 11/10/2022, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 9208. As such M/s Golden Homes Infrastructures became the owners of the Non-Agricultural land admeasuring about 5869.57 Sq. Mtrs.,

AND WHEREAS, the Vendor later on decided to develop the aforesaid said, Non-Agricultural land admeasuring about 5869.57 Sq. Mtrs., out of the land bearing Kh. No. 136/2, situated at Mouza - Pipla, P. H. No. 38, situated at Village - Pipla, Nagpur, within the limits of the Grampanchayat Pipla in Tahsil – Nagpur (Rural) and District – Nagpur into a RESIDENTIAL ESTATE by constructing various Multistoried Buildings, each consisting of various self contained separate Apartments therein;

AND WHEREAS, the aforesaid Non-Agricultural land admeasuring about 5869.57 Sq. Mtrs., out of the land bearing Kh. No. 136/2, of Mouza – PIPLA is developed by the Nagpur Metropolitan Region Development Authority, Nagpur under a Development Agreement Dated 25/08/2022 made by and between the Vendor and the Nagpur Metropolitan Region Development Authority, Nagpur. And accordingly a Letter to that effect is also issued by the Executive Engineer (NMRDA), Nagpur Metropolitan Region Development Authority, Nagpur vide its Letter No. E.E./ NMRDA/DDC/Agree/718, Dated 25/08/2022;

AND WHEREAS, the Vendor later on decided to develop the Project Land into a **"RESIDENTIAL ESTATE"** by constructing Multistoried Buildings thereon consisting of various self contained separate Apartments therein;

AND WHEREAS, the Vendor has dedicated the said Project to the provisions of The Maharashtra Apartment Ownership Act, 1970 and a Deed of Declaration u/s 2 of the said Act, which is duly registered in the Office of the Sub-Registrar, Nagpur - 7, in Book No. 1 at Sr. No. 233 Dated 09/01/2023. Thus the said Project will be governed by the provisions of The Maharashtra Apartment Ownership Act, 1970. The provisions of The Maharashtra Apartment Ownership Act, 1970 as well as the terms and conditions contained in the said Deed of Declaration and the Bye-laws appended thereto shall always remain binding upon the Purchaser and her/his/their successors in title;

AND WHEREAS, the Vendor does hereby state and declare that there are no impediments attached to the said Project Land. There are no any Tenants or illegal encroachment on the said Project Land and the Vendor has clear possession of the said Project Land. The said Project Land is freehold property and presently for establishing title no separate permission is required to be obtained from Government or any other Authority;

AND WHEREAS, the Vendor is in possession of the project land and it is entitled and enjoined upon to construct building(s) on the project land in accordance with the recitals hereinabove;

AND WHEREAS, the Vendor has proposed to construct on the project land a various Multistoried Buildings to be known and styled as **"GOLDEN VISTA WING-B"** consist of the Ground Floor and Eleven Upper Floors. The entire Ground Floor Premises is a Covered Parking area for the Apartment Owners in the said proposed Multistoreyed Building. There are 6 (SIX) Apartments each on FIRST to ELEVENTH FLOOR. Thus there are all 66 (SIXTY SIX) independent and self contained separate Apartments in the said Building

AND WHEREAS, the Purchaser is offered an Apartment bearing No. _____, situated on _____ Floor, (herein after referred to as the said "Apartment") in the

Building called to be known and styled as **“GOLDEN VISTA WING-B”,** being constructed by the Vendor,

AND WHEREAS, the Vendor has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS, the Vendor/ Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai vide Registration No. **_____**; ***authenticated copy is attached in Annexure ‘F’***;

AND WHEREAS, the Vendor has appointed Architect _____, having its office _____, Maharashtra who is duly registered with the Council of Architects at _____;

AND WHEREAS, the Vendor has also appointed the Structural Engineer _____ having their office at _____ for structural designs and drawings of the building/s and the Vendor shall accept professional supervision of the Architects and the Structural Engineers till the completion of the building;

AND WHEREAS, the Vendor has sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Vendor on the Project Land and to enter into Agreement/s with the prospective Purchaser(s)/s of the Apartments to receive the sale consideration in respect thereof;

AND WHEREAS, on demand from the Purchaser, the Vendor has given inspection to the Purchaser of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Vendor's Architect _____ and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 ***(hereinafter referred to as "the said Act")*** and the Rules and Regulations made thereunder.

AND WHEREAS, the authenticated copies of Certificate of Title issued by the advocate of the Vendor, authenticated copies of Property card showing the nature of the title of the Vendor to the Project Land on which the Apartments are to be constructed have been ***annexed hereto and marked as Annexure 'A' and Annexure 'B', respectively***;

AND WHEREAS, accordingly it prepared a Plan of the said Multistoried Buildings proposed to be constructed on the said Piece of Land and the said entire complex to be collectively known and styled as **“GOLDEN VISTA WING-B”** and the same is duly sanctioned and approved by the Building Engineer Nagpur Metropolitan Region Development Authority, Nagpur, vide his Building Permit No. B.E.(NMRDA)/ South/ Nagpur (Rural)/ No. 2004202232/20220421101/2913 Dated 16-12-2022, have been ***annexed hereto and marked as Annexure C***;

AND WHEREAS, the authenticated copies of Floor Plan of the Apartment agreed to be purchased by the Purchaser have been ***annexed and marked as Schedule D;***

AND WHEREAS, the Vendor has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

AND WHEREAS, while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Vendor while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority

AND WHEREAS, the Vendor has accordingly commenced construction of the said building/s in accordance with the said proposed plans;

AND WHEREAS, the Purchaser has applied to the Vendor for purchase of Apartment No. ____ on _____ Floor in **GOLDEN VISTA WING-B** situated in the Building No. _____ being constructed of the said Project;

AND WHEREAS, the carpet area of the said Apartment is _____ Sq. Mtrs., and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Purchaser, but includes the area covered by the internal partition walls of the apartment.

AND WHEREAS, the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS, prior to the execution of these presents the Purchaser has paid to the Vendor a sum of Rs. _____/- (Rupees _____) only, being part payment of the sale consideration of the Apartment agreed to be sold by the Vendor to the Purchaser as advance payment or Application Fee (the payment and receipt whereof the Vendor hereby admit and acknowledge) and the Purchaser has agreed to pay to the Vendor the balance of the sale consideration in the manner hereinafter appearing;

AND WHEREAS, the Vendor has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at No. _____;

AND WHEREAS, under section 13 of the said Act the Vendor is required to execute a written Agreement for sale of said Apartment with the Purchaser for the sale in respect of the said apartment and therefore, Vendor and the Purchaser are executing present Agreement as a compliance thereof and they shall also register this Agreement under Registration Act, 1908, with the concerned Sub Registrar Office, within a time limit prescribed under the Registration Act.

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Vendor hereby agrees to sell and the Purchaser hereby agrees to purchase the said Apartment.

NOW THEREFOR, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. THAT, the aforesaid Project consists of a various Multistoried Buildings to be known and styled as **"GOLDEN VISTA WING-B"** consist of the Ground Floor and Eleven Upper Floors. The entire Ground Floor Premises is a Covered Parking area for the Apartment Owners in the said proposed Multistoreyed Building. There are 6 (SIX) Apartments each on FIRST to ELEVENTH FLOOR. Thus there are all 66 (SIXTY SIX) independent and self contained separate Apartments in the said Building to be constructed by the Vendor on the said Project Land in accordance with the plans, designs and specifications as approved by the Competent local authority from time to time.

Provided that the Vendor shall have to obtain prior consent in writing of the Purchaser in respect of variations or modifications, which may adversely affect the Apartment of the Purchaser, except any alteration or addition required by any Government Authorities or due to change in law.

1.a. i) The Purchaser hereby agrees to purchase from the Vendor and the Vendor hereby agrees to sell to the Purchaser Apartment No. _____ having carpet area admeasuring _____ Sq. Meters on _____ Floor in **GOLDEN VISTA WING-B**, (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked **Schedule- D** for the total sale consideration of Rs. _____/- (Rupees _____ Only). After due discussions, diligence and negotiations between the Vendor and the Purchaser, the Purchaser hereby agrees to purchase from the Vendor and the Promoter agrees to sell to the Purchaser the Said Apartment for a lump sum consideration **Rs. _____ /- (Rupees _____)** to be paid by the Purchaser to

the Vendor towards the said Apartment hereinafter referred to as the **"Consideration amount".** The Vendor specifically declares and the Purchaser hereby understood and agrees that the consideration amount of said Apartment is inclusive of cost of Said Apartment and proportionate price of common areas & facilities which is detailed in **Schedule – "C"**. The present Agreement shall supersede and prevail over all other prior communications, writings and/or cost sheets, agreed and/or executed by and between the parties.

ii) The Purchaser hereby agrees to purchase from the Vendor and the Vendor hereby agrees to sell to the Purchaser, covered parking spaces bearing No. _____, situated at Basement and/or stilt and /or podium being constructed in the layout for the consideration of Rs. _____/-.

1.b The total aggregate consideration amount for the apartment including garages/covered parking spaces is thus Rs._____/-

1.c The Purchaser has paid on or before execution of this Agreement a sum of Rs. _____/- (Rupees _____ Only) as advance payment or Application Fee and hereby agrees to pay to the Vendor the balance amount of Rs _____/- (Rupees _____Only) in the following manner:-

i. Amount of Rs. _____/- (Rupees _____ Only)
(not exceeding 30% of the total consideration) to be paid to the Vendor after the execution of Agreement

ii. Amount of Rs. _____/- (Rupees _____ Only)
(not exceeding 45% of the total consideration) to be paid to the Vendor on completion of the Plinth of the building or wing in which the said Apartment is located.

iii. Amount of Rs. _____/- (Rupees _____ Only)
(not exceeding 70% of the total consideration) to be paid to the Vendor on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located.

iv. Amount of Rs. _____/- (Rupees _____ Only)
(not exceeding 75% of the total consideration) to be paid to the Vendor on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.

v. Amount of Rs. _____/- (Rupees _____ Only)
(not exceeding 80% of the total consideration) to be paid to the Vendor on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.

vi. Amount of Rs. _____/- (Rupees _____ Only)
(not exceeding 85% of the total consideration) to be paid to the Vendor on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located..

vii. Amount of Rs. _____/- (Rupees _____ Only)
(not exceeding 95% of the total consideration) to be paid to the Vendor on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.

viii. Balance Amount of Rs. _____/- (Rupees _____ Only)
against and at the time of handing over of the possession of the Apartment to the Purchaser on or after receipt of occupancy certificate or completion certificate.

1.d The above mentioned total price/consideration excludes Taxes (consisting of tax paid or payable by the Vendor by way of GST and Cess, Insurance Premium towards Title of Property & Building or any other taxes, premiums, charges which may be levied and/or payable, in connection with the construction of and carrying out the Project payable by the Vendor) up to the date of handing over the possession of the said Apartment.

1.e The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the Competent Authority/ Local Bodies/Government from time to time. The Vendor undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, cost, or levies imposed by the competent authorities etc., the Vendor shall enclose the said Notification / Order / Rules / Regulation published / issued in that behalf to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.

1.f The Vendor may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Purchaser by discounting such early payments @% per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to the Purchaser by the Vendor.

1.g The Vendor shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Vendor. If there is any reduction in the carpet area within the defined limit then Vendor shall refund the excess money paid by Purchaser within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchaser. If there is any increase in the carpet area allotted to Purchaser, the Vendor shall demand additional amount from the Purchaser as per the next milestone of the Payment Plan. All these monetary

adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

1.h The Purchaser do hereby authorizes the Vendor to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Vendor may in its sole discretion deem fit and the Purchaser undertakes not to object/demand/direct the Vendor to adjust her/his payments in any manner.

2.1 THAT, the Vendor hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Purchaser, obtain from the concerned local authority occupancy and/or completion certificates in respect of the said Apartment.

2.2 THAT, Time is essence for the Vendor as well as the Purchaser. The Vendor shall abide by the time schedule for completing the project and handing over the Apartment to the Purchaser and the common areas to the association of the Purchasers after receiving the occupancy certificate or the completion certificate, as the case may be. Similarly, the Purchaser shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Vendor as provided in clause 1 (c) herein above. **("Payment Plan")**.

3. The Vendor hereby declares that the Floor Space Index available as on date in respect of the project land is _____ Square Meters only and Vendor has planned to utilize Floor Space Index of _____ Square Meters by availing of FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Vendor has disclosed the Floor Space Index of None as proposed to be utilized by it on the project land in the said Project and Purchaser has agreed to purchase the said Apartment based on the proposed construction and sale of Apartments to be carried out by the Vendor by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Vendor only.

4.1 If the Vendor fails to abide by the time schedule for completing the project and handing over the Apartment to the Purchaser, the Vendor agrees to pay to the Purchaser, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Purchaser, for every month of delay, till the handing over of the possession. The Purchaser agrees to pay to the Vendor, interest at the rate stipulated by State Bank of India being highest Marginal Cost of Lending Rate plus two percent (@ SBI MCLR plus 2%) per annum, on all the delayed

payment which become due and payable by the Purchaser to the Vendor under the terms of this Agreement from the date the said amount is payable by the Purchaser(s) to the Vendor.

4.2 Without prejudice to the right of Vendor to charge interest in terms of sub clause 4.1 above, on the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Vendor under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser committing three defaults of payment of installments, the Vendor shall at his own option, may terminate this Agreement:
Provided that, Vendor shall give notice of fifteen days in writing to the Purchaser, by Registered Post AD at the address provided by the Purchaser and mail at the e-mail address provided by the Purchaser, of it's intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser fails to rectify the breach or breaches mentioned by the Vendor within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.
Provided further that upon termination of this Agreement as aforesaid, the Vendor shall refund to the Purchaser (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Vendor) within a period of thirty days of the termination, the installments of sale consideration of the Apartment which may till then have been paid by the Purchaser to the Vendor.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like with particular brand or price range (if unbranded) to be provided by the Vendor in the said building and the Apartment as are set out in **Annexure - 'D',** ***annexed hereto***.

6. The Vendor shall give possession of the Apartment to the Purchaser on or before ____ Day of _____, _____. If the Vendor fails or neglects to give possession of the Apartment to the Purchaser on account of reasons beyond his control and of his agents by the aforesaid date, then the Vendor shall be liable on demand to refund to the Purchaser the amounts already received by it in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Vendor received the sum till the date the amounts and interest thereon is repaid.

Provided further that the Vendor shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of –

(i) war, civil commotion or act of God ;

(ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

7.1 Procedure for taking possession – The Vendor upon obtaining the Completion Certificate or Occupancy Certificate from the competent authority and the payment made by the Purchaser as per the agreement shall offer in writing the possession of the Apartment to the Purchaser in terms of this Agreement to be taken within 3 (Three) Months from the date of issue of such notice and the Vendor shall give possession of the said Apartment to the Purchaser. The Vendor agrees and undertakes to indemnify the Purchaser in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Vendor. The Purchaser agree(s) to pay the maintenance charges as determined by the Vendor or Association of Purchasers, as the case may be. The Vendor on it's behalf shall offer the possession to the Purchaser in writing within 7 Days of receiving the Occupancy Certificate of the Project.

7.2 The Purchaser shall take possession of the Apartment within 15 days of the written notice from the Vendor to the Purchaser intimating that the said Apartment is ready for use and occupancy.

7.3 **Failure of Purchaser to take Possession of Apartment :** Upon receiving a written intimation from the Vendor as per clause (8.1) the Purchaser shall take possession of the Apartment from the Vendor by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement and the Vendor shall give possession of the Apartment to the Purchaser. In case the Purchasers fails to take possession within the time provided in Clause 7.1, such Purchaser shall continue to be liable to pay maintenance charged as Applicable.

7.4 If within a period of five years from the date of handing over the Apartment to the Purchaser, the Purchaser brings to the notice of the Vendor any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Vendor at its own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Vendor, compensation for such defect in the manner as provided under the Act.

8 The Purchaser shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence/office/showroom/shop/godown (*strike which is not applicable) for carrying on any Residential He shall use the garage or parking space only for purpose of keeping or parking vehicle.

9. The Purchaser along with other Purchaser(s)'s of Apartments in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Vendor may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including

the bye-laws of the proposed Society and duly fill in, sign and return to the Vendor within seven days of the same being forwarded by the Vendor to the Purchaser, so as to enable the Vendor to register the common organization of Purchaser. No objection shall be taken by the Purchaser if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

9.1 The Purchaser shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Vendor/Lessor/Original Owner/Developer and/or the owners in the said structure of the Building or wing in which the said Apartment is situated.

9.2 The Vendor shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Vendor/Lessor/Original Owner/Developer and/or the owners in the project land on which the building with multiple wings or buildings are constructed.

9.3 Within 15 days after notice in writing is given by the Vendor to the Purchaser that the Apartment is ready for use and occupancy, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Purchaser shall pay to the Vendor such proportionate share of outgoings as may be determined. The Purchaser further agrees that till the Purchaser's share is so determined the Purchaser shall pay to the Vendor provisional monthly contribution of Rs. _____/- per month towards the outgoings. The amounts so paid by the Purchaser to the Vendor shall not carry any interest and remain with the Vendor until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Vendor to the Society or the Limited Company, as the case may be.

10. The Purchaser shall on or before delivery of possession of the said premises keep deposited with the Vendor, the following amounts: -

(i) Rs._____/- for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.

(ii) Rs._____/- for formation and registration of the Society or Limited Company/Federation/ Apex body.

(iii) Rs._____/- for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body

(iv) Rs._____/- for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body.

(v) Rs._____/- for Deposit towards Water, Electric, and other utility and services connection charges &

(vi) Rs._____/- for deposits of electrical receiving and Sub Station provided in Layout

11. The Vendor shall pay to the Vendor a sum of Rs. _____/- for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/ Advocates of the Vendor in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Purchaser shall pay to the Vendor, the Purchaser's share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Purchaser shall pay to the Vendor, the Purchaser's share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

13. REPRESENTATIONS AND WARRANTIES OF THE VENDOR:

The Vendor hereby represents and warrants to the Purchaser as follows :

i. The Vendor has clear and marketable title with respect to the project land, as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;

ii. The Vendor has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;

iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;

iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;

v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Vendor has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

vi. The Vendor has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected;

vii. The Vendor and/or Vendor has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Apartment which will, in any manner, affect the rights of Purchaser under this Agreement;

viii. The Vendor confirms that the Vendor is not restricted in any manner whatsoever from selling the said Apartment to the Purchaser in the manner contemplated in this Agreement;

ix. At the time of execution of the Sale Deed of the Apartment in favour of the Purchaser, the Vendor shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Apartment Owners;

x. The Vendor has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the date of completion of the said project.

xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Vendor and/or the Vendor in respect of the project land and/or the Project except those disclosed in the title report.

14. The Purchaser or herself/himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Vendor as follows :-

i. To maintain the Apartment at the Purchaser's own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken

and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.

ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.

iii. To carry out at her/his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Vendor to the Purchaser and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment without the prior written permission of the Vendor and/or the Association of the Apartment Owners/ Or Society or the Limited company.

v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.

vii. Pay to the Vendor within fifteen days of demand by the Vendor, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.

viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Purchaser for any purposes other than for purpose for which it is sold.

ix. The Purchaser shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Purchaser to the Vendor under this Agreement are fully paid up.

x. The Purchaser shall observe and perform all the rules and regulations which the Association of the Apartment Owners may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Association of the Apartment Owners regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

xi. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society/Limited Society, the Purchaser shall permit the Vendor and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

xii. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, the Purchaser shall permit the Vendor and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

15. The Vendor shall maintain a separate account in respect of sums received by the Vendor from the Purchaser as advance or deposit, sums received on account

of the maintenance fund, expenses and also towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

16. Nothing contained in this Agreement is intended to be nor shall be construed as a demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Purchaser shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Vendor until the management of the said Building maintenance is handed over to the Association of Apartment Owners as hereinbefore mentioned.

17. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

After the Vendor executes this Agreement he shall not mortgage or create a charge on the Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Purchaser who has taken or agreed to take such Apartment.

18. BINDING EFFECT: Forwarding this Agreement to the Purchaser by the Vendor does not create a binding obligation on the part of the Vendor or the Purchaser until, firstly, the Purchaser signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Purchaser and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Vendor. If the Purchaser(s) fails to execute and deliver to the Vendor this Agreement within 30 (thirty) days from the date of its receipt by the Purchaser and/or appear before the Sub-Registrar for its registration as and when intimated by the Vendor, then the Vendor shall serve a notice to the Purchaser for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchaser, application of the Purchaser shall be treated as cancelled and all sums deposited by the Purchaser in connection therewith including the booking amount shall be returned to the Purchaser without any interest or compensation whatsoever.

19. ENTIRE AGREEMENT : This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

20. RIGHT TO AMEND : This Agreement may only be amended through written consent of the Parties.

21. PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER / SUBSEQUENT PURCHASERS : It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Purchasers of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

22. SEVERABILITY : If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

23. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT : Wherever in this Agreement it is stipulated that the Purchaser has to make any payment, in common with other Purchaser(s) in Project, the same shall be in proportion to the carpet area of the [Apartment/Plot] to the total carpet area of all the Apartment in the said Project.

24. FURTHER ASSURANCES : Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

25. PLACE OF EXECUTION: The execution of this Agreement shall be complete only upon its execution by the Vendor through its authorized signatory at the Vendor's Office, or at some other place, which may be mutually agreed between the Vendor and the Purchaser, in Nagpur after the Agreement is duly executed by the Purchaser and the Vendor or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Nagpur.

26. The Purchaser and/or Vendor shall present this Agreement as well as the Sale Deed at the proper registration Office of registration within the time limit prescribed by the Registration Act and the Vendor will attend such Office and admit execution thereof.

27. That all notices to be served on the Purchaser and the Vendor as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser or the Vendor by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below :

_____ Name of Purchaser

_____ (Purchaser's Address)

Notified Email ID : _____

M/s. GOLDEN HOMES INFRASTRUCTURES

Office Address: M-004, Suprabhat Sankul Apartments, Plot No. 286, Dharampeth, Nagpur-10

Notified Email ID :

It shall be the duty of the Purchaser and the Vendor to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Vendor or the Purchaser, as the case may be.

28. JOINT PURCHASERS: In case there are Joint Purchasers all communications shall be sent by the Vendor to the Purchaser whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Purchasers.

29. STAMP DUTY AND REGISTRATION : All expenses on account of preparation of all kinds of documents viz. Agreement to Sell, Sale Deed including cost of Stamp Duty, Registration Fees and all other charges and Misc. Expenses including the Lawyer's fees payable in respect thereof have been agreed to be borne and paid by the Purchaser.

30. DISPUTE RESOLUTION: Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Maharashtra Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.

31. GOVERNING LAW: The rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Competent Civil Court at NAGPUR will have the jurisdiction for this Agreement.

SCHEDULE – "A" ABOVE REFERRED TO

Description of the Project land

All that piece and parcel of Non-Agricultural land admeasuring about 5869.57 Sq. Mtrs., out of the entire land bearing Kh. No. 136/2, situated at Mouza - Pipla, P. H. No. 38, situated at Village - Pipla, Nagpur, within the limits of the Grampanchayat Pipla in Tahsil – Nagpur (Rural) and District – Nagpur and bounded as under:

East	:	Kh. No. 131/B
West	:	Road and Kh. No. 135
North	:	Kh. No. 139
South	:	Kh. No. 136/1

SCHEDULE – "B" ABOVE REFERRED TO

Description of the Apartment

Name of Building : GOLDEN VISTA WING-B

Apartment No.	Floor	Carpet Area in Sq. Mtrs.	Built up Area in Sq. Mtrs.	_____ Area in Sq. Mtrs.	Total passage, staircase & Lift area in Sq. Mtrs.	Super built up area in Sq. Mtrs.	Super built up are in Sq. Ft.	Land share in %

The said Apartment is bounded as under :

ON THE EAST	**:**	**BY _____**
ON THE WEST	**:**	**BY _____**
ON THE NORTH	**:**	**BY _____**
ON THE SOUTH	**:**	**BY _____**

SCHEDULE – "C" ABOVE REFERRED TO

[Description of common areas and facilities]

a) Covered Parking facility is provided on the said land.

b) Common passage leading to the Stair Ways.

c) Compound wall on all Four sides 2 (Two) Grill Gate/s is/are provided to the said Building for ingress and egress of Apartment Owners.

d) The following facilities located throughout the building.

i) 1 Staircase + 1 Fire Staircase are provided to the said Building.

ii) A Sump with Electric Motor and Pump.

iii) Plumbing net work, throughout the building.

iv) Electric wiring network throughout the building.

v) Necessary light and public water connections.

vi) 1 (One) Overhead Water Tank

vii) The foundation and main walls, columns, girders, beams and roofs of the building as described in the plan which forms a part of this Deed as Exhibit-A hereof.

viii) AND in general all apparatus and installations existing for common use.

SCHEDULE – "D" ABOVE REFERRED TO

(Authenticated copies of the Floor plans)

SCHEDULE – "F" ABOVE REFERRED TO

MAINTENANCE SCHEDULE

Rs. _____/- Towards initial Maintenance Deposit to be paid on or before Registration of Sale Deed

_____

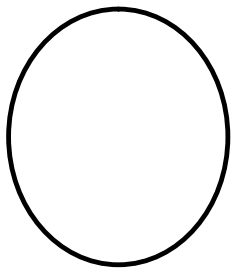
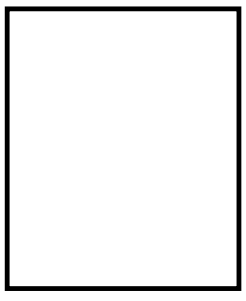
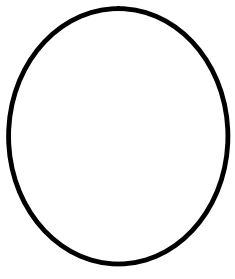
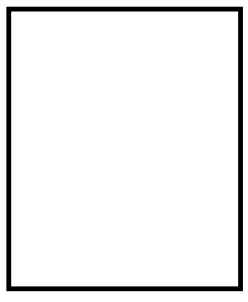
Rs._____/- (RUPEES _____ ONLY)

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IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this AGREEMENT TO SELL at NAGPUR in the presence of the attesting witnesses, signing as such on the day first above written.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			FOR M/S. GOLDEN HOMES INFRASTRUCTURES (ASHOK VEDPRAKASH AGRAWAL) Partner VENDOR
02			PURCHASER

WITNESSES :

(1) _____

(2) _____

ANNEXURE - A

Title Report

ANNEXURE - B

(Authenticated copies of Property Card or extract Village Forms VI or VII and XII or any other revenue record showing nature of the title of the Vendor to the project land).

ANNEXURE - C

(Authenticated copies of the plans of the Layout as approved by the concerned Local Authority)

ANNEXURE - D

SPECIFICATIONS OF THE APARTMENT

STRUCTURE

Earthquake Resistance RCC Frame Structure

KITCHEN

Kitchen Granite Platform with one Stainless Steel Sink

Designer Dado Tile Up to 2FT. above Kitchen Platform

Provision for Exhaust Fan

2 x 4 Vitrified Tiles Flooring

ELECTRIFICATION

Concealed Copper Wiring with Circuit Breakers ISI Marked of Polycab / RR Cable or Equivalent Brand

Adequate Electrical Points with Modular Switches of Legrand, Wipro or Equivalent Brand

TV Point in Living Room

Aqua Guard Point in Kitchen

Chimney Electric Point in Kitchen

Geyser Point in all Bathrooms

AC Points in all Bedrooms and Living Room

Wi-Fi Cabling up to Living Area

DOOR & WINDOWS

Wooden Door Frame for Main door with Laminated Door

Powder Coated Aluminium Sliding Windows with Mosquito Net

Flush Door in Toilet and Balcony with RCC Frame

Flush Door with Wooden Frame for Bedrooms

Granite Window Sill

M S Safety Grill for Regular Windows

TOILET/BATHROOM

Toilet / Bathroom Sanitary Fittings of Jaguar or Equivalent Brand

CP fittings of Jaguar or Equivalent Brand

Anti-Skid Floor Tiles in Toilet

4 x 2 Toilet Wall Tiles Up to 7 FT. Height Standard Brand

Hot and Cold Diverter with Overhead Shower

INTERNAL FINISH

4 x 2 Vitrified Tiles Flooring Of Standard Brand

2 x 2 Anti-Skid Flooring in Terrace / Balcony

PAINTING

Inside Wall OBD Painting with Putty and External Paint with ACE / WHETHER SHILED Or Equivalent

RAILING

S.S. Glass Railing in Balcony

PLUMBING

Plumbing Branded - ISI Marked

WATERPROOFING

Proper Waterproofing for Bathrooms, Utility Area and Terraces

ANNEXURE - E

(Common Facilities of Project),

1. Club House
2. Garden and Children Play Area

ANNEXURE - F

(Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority)