

Date: 14/May/2025

Deviation Sheet of Model Agreement for Lease:

PART – A:

Recitals A to Y: “No Deviation in Agreement”

H.No.3-71/NR, Plot No.71,
Kavuri Hills-II, Madhapur,
Hyderabad-500 033, INDIA
Tel : +91 40 23114661-64
Fax : +91 40 23114669,40058573
CIN : U45309TG2017PTC116403

Clause 1(c)

The Prospective Lessee (s) has paid on or before execution of this Agreement a sum of Rs _____/- (Rupees _____ only) (not exceeding 10% of the total Lease Consideration) as advance payment or application fee and hereby agrees to pay to the Developer the balance amount of Rs. _____/- (Rupees..... Only) **as per the Schedule D of this Agreement.**

Clause 4.1

If the Developer fails to abide by the time schedule for completing the Project and handing over the said Property to the Prospective Lessee (s), the Developer agrees to pay to the Prospective Lessee (s), who does not intend to withdraw from the Project, interest as specified in the Rule, on all the amounts paid by the Prospective Lessee (s), for every month of delay, till the handing over of the possession of the said Property. The Prospective Lessee (s) agrees to pay to the Developer, interest as specified in the Rule, on all the delayed payment which become due and payable by the Prospective Lessee (s) to the Developer under the terms of this Agreement from the date the said amount is payable by the Prospective Lessee (s) to the Developer.

Clause 4.2

Without prejudice to the right of Developer to charge interest in terms of sub clause 4.1 above, on the Prospective Lessee (s) committing default in payment on due date of any amount due and payable by the Prospective Lessee (s) to the Developer under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Prospective Lessee (s) committing three (3) defaults of payment of instalments, the Developer shall at his own option, may terminate this Agreement **and re-allot the said Property to any other prospective lessee:**

Provided that, Developer shall give notice of fifteen (15) days in writing to the Prospective Lessee (s), by Registered Post AD at the address provided by the Prospective Lessee (s) and mail at the e-mail address provided by the Prospective Lessee (s), of his 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 Prospective Lessee (s) fails to rectify the breach or breaches mentioned by the Developer within the period of notice then at the end of such notice period, Developer shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Developer shall refund to the Prospective Lessee (s) (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Developer) **within a period of thirty (30) days of the termination, the instalments of Lease Consideration of the**



Apartment unit which may till then have been paid by the Prospective Lessee (s) to the Developer.

Further, the Developer shall not be responsible for returning of any taxes/registration charges including the GST to the Prospective Lessee (s) and the Prospective Lessee (s) shall seek a refund of the same from the concerned departments. In the event there is any deficit amounts towards the forfeiture amount of 10% of the Lease Consideration or tax amounts the Prospective Lessee (s) shall pay to the Developer, the said deficit amounts within a period of 30 days from the date of termination/ demand by the Developer. Upon termination of this Agreement as mentioned supra, the Prospective Lessee (s) shall not have any claims over the said Property and the Developer shall be at liberty to re-convey/re-assign or otherwise deal with the said Property as the Developer may deem fit. However, in case of an unforeseen exigency or a genuine reason the Developer may at its sole discretion, condone any delay in such payments and agree to receive the outstanding amounts due together with interest (including his/her proportionate share of taxes levied by the concerned local authority and other outgoings) from the due date of payment until the actual date of payment.

Clause 6

The Developer shall give possession of the said Property to the Prospective Lessee (s) on or before 31st day of December 2027. If the Developer fails or neglects to give possession of the said Property to the Prospective Lessee (s) on account of reasons not beyond its control and of its agents by the aforesaid date then the Developer shall be liable on demand to refund to the Prospective Lessee (s) the amounts already received by him in respect of the said Property with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Developer received the sum till the date the amounts and interest thereon is repaid.

Provided that the Developer shall be entitled to reasonable extension of time for giving delivery of said Property on the aforesaid date, if the completion of building in which the said Property 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.

Clause 7.2

The Prospective Lessee (s) shall take possession of the said Property within fifteen (15) days of the written notice from the Developer to the Prospective Lessee (s) intimating that the said Property is ready for use and occupancy:

Clause 7.3

Failure of Prospective Lessee (s) to take Possession of said Property: Upon receiving a written intimation from the Developer as per clause 7.1, the Prospective Lessee (s) shall take possession of the said Property from the Developer by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Developer shall give possession of the said Property to the Prospective Lessee (s). In case the Prospective Lessee (s) fails to take possession within the time provided in clause 7.2 such



Prospective Lessee (s) shall continue to be liable to pay maintenance charges and other charges as applicable.

Clause 7.4

If within a period of five years from the date of handing over the said Property to the Prospective Lessee (s), the Prospective Lessee (s) brings to the notice of the Developer any structural defect in the said Property or the building in which the said Property is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Developer at his own cost and in case it is not possible to rectify such defects, then the Prospective Lessee (s) shall be entitled to receive from the Developer, compensation for such defect in the manner as provided under the Act.

Clause 9.1

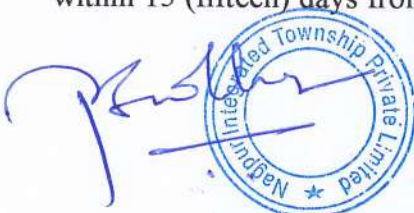
The Developer shall, within three (3) months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Developer/MADC and/or the Lessee (s) in the said structure of the Building or wing in which the said Property is situated. However, the Limited Common Areas which are defined in the Second (2nd) schedule to this Agreement shall vests with the Developer until all the phases of the First City Project are constructed and developed and thereafter the same shall be transferred to the Apex body of the Society/Association/Company of the First City Project as the case may be.

Clause 15 A.

In case the transaction being executed by this agreement between the Developer and the Allottee is facilitated by a Registered Real Estate Agent, all amounts (including taxes) agreed as payable remuneration / fees / charges of service / commission / brokerage to the said Registered Real Estate Agent, shall be paid by the Developer / Allottee / both, as the case may be, in accordance with the agreed terms of payment. However, in case of cancellation of unit for which brokerage charges has already being paid to the real estate agent, then the said charges shall be adjusted from the payable amount due to the real estate agent from earlier /subsequent bookings entered into with the agency.

Clause 18:

Forwarding this Agreement to the Prospective Lessee (s) by the Developer does not create a binding obligation on the part of the Developer or the Prospective Lessee (s) until, firstly, the Prospective Lessee (s) 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 Prospective Lessee (s) and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Developer. If the Prospective Lessee (s) fails to execute and deliver to the Developer this Agreement within 30 (thirty) days from the date of its receipt by the Prospective Lessee (s) and/or appear before the Sub-Registrar for its registration as and when intimated by the Developer, then the Developer shall serve a notice to the Prospective Lessee (s) for rectifying the default, if its not rectified within 15 (fifteen) days from the date of its receipt by the Prospective Lessee (s), application

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of the Prospective Lessee (s) shall be treated as cancelled and all sums deposited by the Prospective Lessee (s) in connection therewith including the booking amount shall be returned after deducting necessary charges to the Prospective Lessee (s) without any interest or compensation whatsoever, subject to any applicable deduction towards the cancellation charges.

Additional Clauses with respect to Model Form of Agreement (Annexure 'A') to suit the development of project which is being developed in a phased manner:

PART – A:
RECITALS

Z. The Prospective Lessee is interested in taking the Said Property on Lease in the said FCP-Phase2B with the knowledge that the said Property is a Leasehold Property and not a Freehold Property, and in pursuance of the same the Prospective Lessee has thoroughly inspected/verified all the documents of title relating to the said FCP-Phase2B and the Township Project under the existing law applicable to the said FCP-Phase2B and Township Project, including the relevant orders, and the approval of plans, designs and specifications prepared by the Developer's Architects and all other documents to his/her own satisfaction, for which the Developer had extended all possible co-operation to verify the rights of the Parties as well as the title of the said Property agreed to be taken on lease by the Prospective Lessee. The Developer has also granted inspection of all relevant building plans, including that of common areas as defined in section 2 (n) of the Real Estate (Regulation and Development) Act 2016.

AA. The Prospective Lessee, by agreeing to the terms and conditions as set out in the application for booking/allotment, has applied to the Developer for the allotment of the said Property.

AB. The Developer has in terms of the Allotment Letter dated executed with the Prospective Lessee (s), agreed to lease and the Prospective Lessee (s) has agreed to take on leasehold occupation basis, the said Property for a total lease consideration of Rs...../- (Rupees Only) (hereinafter referred to as "Lease Consideration" and/or "Total Price", which includes the basic Apartment unit Value amounting to Rs. /- (Rupees Only) and Other Charges amounting to Rs...../- (Rupees Only) and the same is more fully detailed in the **Schedule – D** to this Agreement) and as per the terms and conditions set forth hereinafter.

Clause 1(a) (iii)

The lease period commences from the date of registration of the Lease Deed of the said Property by the Developer in favour of the Prospective Lessee and expires on 21st June 2105 as mentioned in the Development Agreement 08th December 2017.

Clause 1(i)

COMPLIANCE OF RBI GUIDELINES BY NRI PROSPECTIVE LESSEES:

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The Prospective Lessee (if NRI) shall abide by the prevailing Foreign exchange laws, notifications, guidelines, RBI regulations etc., for the allotment of the said Property in his/her name in India and shall pay the Lease Consideration in INR within the stipulated time as mentioned in the Payment Schedule ("Schedule D") through A/c Payee cheque/demand draft or online payment (as applicable) in favour of "Nagpur Integrated Township Pvt. Ltd", payable at Nagpur. No Cash transactions shall be allowed by the Developer and the same is strictly prohibited.

Clause 2.3

That in case the Prospective Lessee wants to avail a loan facility from his/her employer or financing bodies, to make payment towards the balance Lease Consideration for the Property allotted, the Developer shall only facilitate the process and the terms of the financing agency shall exclusively be binding and applicable upon the Prospective Lessee only. The responsibility of getting the loan sanctioned and disbursed, as per the Developer's schedule of payment will rest exclusively on the Prospective Lessee. In the event of the loan not being sanctioned or the disbursement getting delayed, the payment to the Developer, as per Payment Schedule, shall be ensured by the Prospective Lessee, failing which, the allotment shall be governed by the provision contained in this Agreement.

Clause 7.5

Any damages to the said Property arising from war, act of God, riots, civil commotion, theft, or fire or caused due to improper maintenance & handling of the said Property/building by the Prospective Lessee (s), the same shall be outside the scope of defects to be rectified during this Defects Liability Period by the Developer.

Clause 14(xiii)

The Prospective Lessee (s) hereby covenants and declare that he/she/it/they will utilize on availability basis all the amenities, facilities, limited common areas and common areas developed or to be developed in the First City Project including on the FCP-Phase-1A and FCP-Phase2A by the Developer in common with all the present and future phases of Lessees/residents of the First City Project.

Clause 14(xiv)

The Prospective Lessee (s), further hereby covenants and declare that they are aware of the First City Project is being developed in phased manner and presently FCP-Phase1A is completed and Commercial Shopping-1, FCP-Phase2A are under construction and accordingly future phases as and when deem fit will be developed by the Developer on the reminder of the said Land and Prospective Lessee (s) will not have any objection and/or create any obstruction and/or impediment for the future phases developments on the reminder of the said Land.

PART - B:

I. CONSTRUCTION AND SPECIFICATIONS:

I.1 The Developer shall construct or cause to be constructed the said Property as per Specifications indicated in **Schedule-E** hereto and within the purview of the declarations given while registering the Project under the said RERA Act.



I.2 The Prospective Lessee (s) hereby gives consent and empowers the Developer to make variations and/ or modifications and/ or alterations to the said Property and the Project as the Developer may consider necessary or as may be necessitated without however substantially altering the size of the said Property or its external dimensions with due sanctions for such alterations from the sanctioning authority.

I.3. The Prospective Lessee (s) shall not have any option to seek any changes or modifications to the Specifications of construction detailed in **Schedule - E**. The Prospective Lessee (s) shall not be permitted to execute any Interior Designing works within the said Property until the said Property is registered and the vacant possession of the said Property is handed over to the Prospective Lessee (s) in writing.

II. Construction of LIG Units: The Prospective Lessee (s) hereby confirms that he/she/they are aware of the Low-Income Group (LIG) housing units to be developed by the Developer in the said Land of 31 Acre as per the requirement of MADC and further confirms that he/she/they have "No Objection" for construction of the LIG housing on part of the remainder of the said Land.

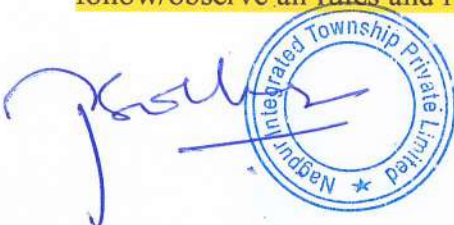
III. CLUB HOUSE/COMMUNITY CENTER:

III.1 The Developer has developed a clubhouse/community centre within FCP-Phase-1A for the usage of the Lessees and Prospective Lessees/inhabitants of the entire Township Project including the future phases proposed to be constructed on the said Land. The Lessees of First City Project are entitled to utilize such facilities and benefits after paying the necessary membership charges of Rs./- (Rupees Only) to the Developer, which is forming part of the Lease Consideration and shown in the **Schedule-D**.

III.2 All the Prospective Lessees/occupants of Apartment units of First City Project and/or FCP-Phase 1A, FCP-Phase 2A and FCP-Phase 2B and/or future phases of FCP are entitled to make use of the Club along with all the Lessees on availability basis and by paying user/subscription charges as may be prescribed by the Developer/Society/the Agency appointed by the Developer for operating the Club, from time to time. The Developer shall be entitled to appoint an independent outside agency to manage and operate the Club with the aforesaid facilities. No Prospective Lessee (s) of the Apartment units in FCP Township and/or future phases of FCP shall claim and/or have any exclusive right or ownership over the Club and its facilities/assets provided thereon including the land covered under the said Club house until all the phases are developed and handed over to the Apex Body of the FCP Township.

III.3 In the event the said Property is leased/rented out by the Prospective Lessee (s) to any third party, the occupants of the said Property shall be entitled to make use of the Club facilities subject to issuing an authorization letter by Prospective Lessee (s) and in such event the Prospective Lessee (s) shall not be entitled to use the Club facilities. Payment of Club charges etc. shall however be the responsibility of the Prospective Lessee (s).

III.4 The Prospective Lessee (s) /occupants of the said Property shall be bound to follow/observe all rules and regulations of the Club that may be prescribed for the purpose of

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operating, maintaining, and running this Club by the Developer or the agency operating the Club from time to time including payment of necessary charges.

III.5 The facilities of the Club are available for the benefit of the Prospective Lessee (s) /occupant of the Apartment units in First City Project and/or FCP-Phase1A and/orFCP-Phase2A and/or FCP-Phase2B and/or future phases of FCP, in the event of transfer of this Agreement rights of the said Property, the transferee of the said Property will be entitled to the benefits of the Club and the transferor shall cease to be the member of the Club.

IV. RIGHT IN COMMON AREAS:

IV.1 The Prospective Lessee (s) shall have the right to access and enjoy the common areas (defined hereinafter) available to all the lessees of the Apartment units in First City Project and/or FCP-Phase1A and/orFCP-Phase2A and/or FCP-Phase2B and/or future phases of FCP. Further, the Prospective Lessee (s) hereby covenants and agrees that he/she will enjoy in common with the other prospective lessees of the Apartment units in the First City Project and/or FCP-Phase1A and/or FCP-Phase2A and/orFCP-Phase2B and/or future phases of FCP, all common roads, common lighting, sewers, drains, water-courses etc., provided or hereafter to be provided in the First City Project and/or FCP-Phase1A and/orFCP-Phase2A and/or FCP-Phase2B and/or future phases of FCP and First City Project and shall proportionately share the expenses for the maintenance of the same.

IV.2 The Prospective Lessee (s) shall not occupy or encroach any of the common areas or open spaces in First City Project and/or FCP-Phase1A and/or FCP-Phase2A and/or FCP-Phase2B and/or future phases of FCP or the premises of any of the other prospective lessees or occupants therein.

IV.3 The Prospective Lessee (s) shall be entitled for common usage along with other lessees of the First City Project the Common Areas & Facilities in FCP-Phase-2B(hereinafter called "**Common Areas and Facilities**", which are more fully defined in Table ____, and ____ to the Second (2nd) Schedule to this Agreement).

IV.4 The Prospective Lessee (s) shall not place objects/things/articles, which hinders free use of any such Common Areas.

IV.5 All other Common Areas and Facilities, which are not included hereinbefore, shall be treated as Limited Common Areas and Amenities (described hereinafter) which shall be vested with the Developer until completion of the entire First City Project and thereafter transferred to the Apex Body / Federation of Societies/Association to be formed.

V. Limited Common Areas and Amenities:

V.1 The Prospective Lessee (s) hereby agrees that the Limited Common Areas and Amenities (hereinafter called "**Limited Common Areas and Amenities**", which are more fully defined in Table ____, ____ and ____ to the Second (2nd) Schedule to this Agreement).

V.2. Except for the said Property allotted herein along with all common easement rights attached therewith, all adjoining areas including the un-allotted terrace/roof, unreserved open/covered/stilted car parking spaces and facilities therein, storage areas etc., the entire un-allotted/unsold areas of the FCP-Phase2B as well as reminder of the First City Project land,

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shall remain the property of the Developer and the same shall always deemed to be in its possession until completion of the First City Project and thereafter the same shall be transferred to Apex Body as mentioned in clause 9.1 hereinabove.

V.2. The Prospective Lessee (s) shall cooperate with and permit the Developer and/or the agency appointed for the maintenance of all Common Areas and Facilities including the Limited Common Areas and Amenities in the FCP-Phase2B and First City Project to enter into the said Property at all reasonable times, for the purpose of repairing and maintaining, rebuilding, clearing and keeping in order and condition all service, drains pipes, cables, wires, water covers, gutters, structures or other convenience belonging to or serving or used for use building and also for the purpose of laying, maintaining, repairing and testing drainage, water pipes and electric wires and for similar purposes.

VI. COMMON MAINTENANCE AND CORPUS DEPOSIT:

VI.1 The Prospective Lessee (s) shall be liable to bear and pay to the Developer the following expenses commencing from the date of execution of the registered Lease Deed of the said Property, irrespective of whether the Prospective Lessee (s) takes possession or not:

- i. minimum electricity and water demand charges,
- ii. other outgoing such as electricity charges and expense incurred by the Developer for maintenance of the said Property, and
- iii. to proportionately share and pay for the Common Area and/or Limited Common Area maintenance expenses at the rate as decided by the Developer or the agency appointed by the Developer or Society of the Association for maintenance of all the Common Area FCP-Phase2B and/or Limited Common Area and amenities in the FCP-Phase-1A, FCP-Phase 2A, FCP-Phase2B, and First City Project.

VI.2 The Prospective Lessee (s), shall pay to the Developer a sum calculated @ Rs. ___/- (Rupees ___ only) per square feet on the Super Built-up Area as corpus fund as indicated in the payment Schedule -D. The contribution towards corpus fund is collected to ensure smooth functioning of the Common Area maintenance activities in FCP-Phase2B, and Township Project. The corpus fund and the interest accumulated on the corpus fund shall be used to enhance the facilities provided by the Developer. The corpus fund along with the balance interest will be transferred to the Society of the Association of FCP-Phase2B at the time of transferring/handing over of the maintenance to the said Association/Society or thereafter the registration of the Lease Deed.

VI.3 The Developer either by itself or through an independent agency shall have responsibility, subject to the timely payment of maintenance and/or other charges by all the prospective lessees/occupants of Apartment units, for operating and maintaining of the FCP-Phase2A and other Common Areas and Limited Common Areas in the First City Project.

VI.4 The Prospective Lessee (s) undertakes to pay the maintenance without fail in any circumstances without any objections and further grants the Association/Developer, the right to enforce the collection of maintenance dues by withholding utilities including water and electricity for nonpayment of dues or any other measure to ensure proper and timely payment of maintenance by prospective lessees.



VI.5 The Developer shall maintain a separate account in respect of sums received by the Developer from the Prospective Lessee (s) as advance or deposit, lease Consideration, sums received on account of the share capital for the promotion of the Co-operative Society or a Company or towards the outgoings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

VII. ASSIGNMENT:

VII.1 The Prospective Lessee (s) shall not assign/transfer his/her interest under this before registration of Lease Deed. Further, it is also made clear that in the event the Developer give its consent for assignment of Prospective Lessee (s) interest under this Agreement for Lease before the registration of the Lease Deed then the Developer shall charge Rs./- (Rupees only) along with applicable GST as administrative and transfer fee, if such assignment is to spouse or within blood relation (i.e. own brother, own sister, father, mother, children, grandchildren). In any other case, transfer to a person not a blood relation then the Developer shall charge Rs./- (Rupees only) per square feet of the said Property, along with applicable GST, as administrative charges and transfer fee for giving such consent and in such event the Developer will have the right to withdraw any of the special incentives or benefits/concessions/discounts already granted to the Prospective Lessee (s), if any, in such cases. Further, it is made clear that in the event the Developer agrees to transfer as mentioned supra, apart from the administrative charges mentioned therein all the cancellation/registration charges including legal and other incidental charges on account of the transfer of the said Property are to be borne by the Prospective Lessee (s) alone.

VII.2 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 this Agreement shall equally be applicable to and enforceable against any subsequent Lessee (s) of the said Property, in case of a transfer, as the said obligations go along with the said Property for all intents and purposes.

VIII. CHANGE OF UNIT:

VIII.1 The Prospective Lessee (s) shall not be entitled to change the allotment of the said Property without prior consent of the Developer. The Developer shall, subject to availability of the Apartment units, give consent for change of said Property on payment of Rs. _____/- (Rupees _____ only) along with applicable GST for the first change, and Rs. _____/- (Rupees _____ Only) along with applicable GST for the second change as administrative charges and subject to the Prospective Lessee (s) having paid all the outstanding payments as per Schedule-D including interest and applicable taxes, if any, payable as on the date of such request for change. Further, it is made clear that if the Agreement for Lease already registered in the name of the Prospective Lessee (s) for the said Property, no change of Said Property will be permitted by the Developer.

IX. TERMINATION:

IX.1 In case the Prospective Lessee (s) wants to terminate this Agreement for Lease on his/her own, without there being any default of the Developer, then the Developer is entitled

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to forfeit 10 % of the Lease Consideration of the said Property apart from any other liquidated damages entitled under the RERA Act.

IX.2 On such termination, the excess amount paid, if any, by the Prospective Lessee (s) over and above the 10% of the Lease Consideration be refunded to the Prospective Lessee within a period of 30 days from the date of termination. Further, the Developer shall not be responsible for returning of any taxes including the GST and/or registration charges to the Prospective Lessee (s) and the Prospective Lessee(s) shall seek refund of the same from the concerned departments. In the event there is any deficit amounts towards the forfeiture amount of 10% of the Lease Consideration or tax amounts the Prospective Lessee (s) shall pay to the Developer, the said deficit amounts within a period of 30 days from the date of termination/ demand by the Developer.

IX.3 Upon termination of this Agreement for whatsoever reasons, the Prospective Lessee (s) shall not have any claims over the said Property and the Developer shall be at liberty to re-convey/re-assign or otherwise deal with the said Property as the Developer may deem fit. Further, the Prospective Lessee (s) shall execute a cancellation of this Agreement before the concerned Sub-Registrar office, within 30 days from the date of the termination of this Agreement as mentioned above and shall collect the eligible refund, if any, as per the applicable terms of this Agreement.

SCHEDULE D PAYMENT SCHEDULE

TOTAL CONSIDERATION/ LEASE CONSIDERATION

*Apartment Unit Value		Amount – Rs.
i)	 Sq. Mtrs. (i.e., ... square feet) of Carpet Area.	
ii)	One Covered Car Parking Charges	
	Total Apartment unit Value (A)	

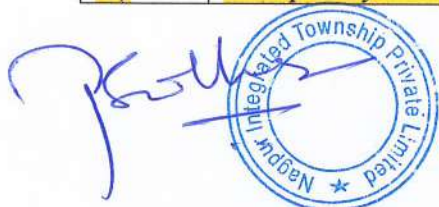
(“Other Charges Part A - Advance Maintenance, Corpus Fund, Water Charges, Electricity Charges, Internal & External Development Charges etc)

*Other Charges (Part A)		
iii)	Infrastructure & Facilities (Water, Electricity, Sewerage and Generator Charges)	
iv)	Club House & Other Amenities Charges	
v)	Legal and Documentation Charges	
vi)	Corpus Fund	
vii)	12 months advance maintenance charges	
viii)	Other Charges (Additional Car parking)	
	Part A Total (B)	
TOTAL PRICE/LEASE CONSIDERATION (C = A+B)		

*Note: The above-mentioned charges are excluding of all taxes and duties and shall be payable by the Prospective Lessee on the above-mentioned lease consideration.

Part B – Registration Charges, Stamp Duty, GST etc as applicable”)

Part B		
ix)	Stamp Duty Charges	/-



x)	Registration Charges	/-
xi)	GST	/-
	Part B Total	/-

PAYMENT SCHEDULE

1	At the time of booking 0.5% of the Lease Consideration and 9.5% before signing & execution of the Agreement for Lease or within 30 days of booking application whichever is earlier (including Token Amount)	10%
2	On Completion of Foundation / Plinth of the building in which the said apartment is located	10%
3	On Completion of Stilt Level Slab of the building in which the said apartment is located	15%
4	On Completion of 3 rd Slab of the building in which the said apartment is located	10%
5	On Completion of 6 th Slab of the building in which the said apartment is located	10%
6	On Completion of 9 th Slab of the building in which the said apartment is located	10%
7	On Completion of 12 th Slab of the building in which the said apartment is located	10%
8	On Completion of 15 th Slab of the building in which the said apartment is located	10%
9	On completion of the walls, Doors & Windows of the said Apartment.	5%
10	On completion of the Sanitary fittings, of the said Apartment and staircases, lift wells, lobbies of the building	5%
11	On Completion of Works and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate	5%

Note: Further, to be noted that along with this final instalment (i.e., 11) the Prospective Lessee (s) shall also pay the required Stamp duty, registration charges, applicable taxes, corpus fund, advance maintenance and other legal charges, if any, as may be enforce during the time of the registration of the said Property in favour of the Prospective Lessee (s)

Note:

The word "Sale" is replaced with the word "**Lease**" as per the Development Agreement with the Authority, M/s Maharashtra Airport Development Company Ltd ('MADC').

The word "Allottee" is replaced with the word "**Prospective Lessee**" as per the Development Agreement with the Authority, MADC

