AGREEMENT TO SALE

Govt. Valuation of the shop/flat is Rs.	
Actual consideration of the shop/flat is Rs.	

(Zone No. _____Rate Rs. _____/- sq. mtrs.)

INDENTURE OF THIS **AGREEMENT TO SALE** OF **SHOP / FLAT NO. ____ ON_____ FLOOR** CONSTRUCTED IN "**JINDAL CAPITAL**" IS MADE AND EXECUTED **AT JALNA**. THE SAID **SHOP / FLAT NO.** _____ SITUATED AT "**JINDAL CAPITAL" PLOT NO. 4 & 5, CTS NO. 14767 & CTS NO. 14768, STATION ROAD, JALNA**, AGREEMENT TO SALE OF SHOP / FLAT NO. _____ IS REGISTERED WITH **SUB-REGISTRAR JALNA** ON _____ **DAY OF OCTOBER 2017.**

BY

M/s. Jindal Prop. Builders & Developers LLP

(is Incorporated pursuant to section 12 (1) of the Limited Liability Partnership Act 2008).and its registered on 14/02/2014 vide **Registration No. AAC-0892**, **PAN No. AAJFJ9766F,** Having its office address at 29, New Mondha, Bus Stand Road, 1-1-2016, Raj Hotel Road, Near Jalna. 431203.

Through its Director

Shri. Manoj Jaibhagwan Jindal

Age : 26 years Occ.: Agri. & Business

R/o : Sambhajinagar, Jalna.

PAN NO. AMTPJ5061H; Aadhar Card No. : 3448 9172 9406

HEREINAFTER Referred to as **Builders & Developers / Sellers** (which expression shall mean & include all its LLP, directors, signature authority, successors, executors, administrators, GPA Holders, plot owners, assignees.) **AND PARTY OF THE FIRST PART.**

AND

Mr. _____

Age : Occu: _____

R/o. _____

Pan No. _____ Pin Code No. _____.

HEREINAFTER Referred to as **Purchaser/Executee** (which expression shall mean & include his/her successors, executors, singing authority, nominees, legal hairs assignees.) **AND PARTY OF THE SECOND PART.**

1. Title :

WHEREAS, Land bearing Survey No. 355, to the extent of 0 Hectare 55.5 R, situated at Railway Station Road, Jalna. The said land previously owned & possessed by Shri. Ram Shingare, Kishor Shingare, Shyam Shingare, Sanjay Shingare, Jayesh Shingare. The owners of said land sold their owned & possessed Property to Anil Goel, Ghanshyam Goel, Narendra Agrawal and Anil Jindal by virtue of sale deed executed on 15/12/2008 vide Registration No. 5036 On the basis of sale deed name of purchasers entered in the revenue record vide Mutation Entry No. 4603. One of the purchaser Shri. Anil Jindal expired on 22/03/2009 and name of his legal heir Smt. Anita Anil Jindal, Nikhil Anil Jindal and Shubham Anil Jindal entered in the Revenue Record in place of Late Anil Jindal vide Mutation Entry No. 4679 dated 20/04/2009.

2. N. A. Permission :

WHEREAS, N. A. Permission of the land of Survey No. 355 to the extent of 0 Hectare 55.5 R approved by the Collector Office Jalna under the provisions of Maharashtra Land Revenue Code 1966 U/sec 44 vide Permission No. 3013/MSK/Land/CR-31 dated 23/10/2013.

3. Registration of LLP :

WHEREAS, Shri. Manoj Jaibhagwan Jindal and Shri. Nikhil Anil Jindal have decided to carry out construction of the commercial, residential and industrial complex under the banner and title name of Jindal Prop. Builders And Developers LLP and its registered U/sec 12 (1) of the Limited Liability Partnership Act 2008 vide Registration No. AAC-0892 dated 14/02/2014. Subsequently, agreement of Limited Liability Partnership made between the parties on 14/02/2014.

4. Layout Permission :

WHEREAS, Layout Permission of the Land of Survey No. 355 approved by the Town Planning Municipal Council Jalna on 27/06/2016 vide permission No. 4401-2016.

In this layout consists of 5 plots.

5. Mutation in the P. R. Card :

WHEREAS, After approval of the layout plan its approved plots recorded in the City Survey Record vide Mutation Entry No. 36256.

6. Plots purchased by:

WHEREAS, Jindal Prop. Builders and Developers LLP have purchased following plots from the following parties as per details given hereunder.

Sr. No	Name of Sellers	CTS No.	Area in sq. mtrs.	Date of Sale Deed	Reg. No.	In Favour of
1	i) Anil Kumar N Goel ii) Ghanshyam C. Goel iii) Gopal C. Goel iv) Narendra S. Agrawal	14767 P No. 4 14768 P No. 5	825.06 827.85	17/06/2017	1523-2017	Jindal Prop Builders & Developers LLP
2	Nikhil Anil Jindal	14767 PtNo. 4 14768 Pt No.5	275.02 275.95	19/09/2017	4789	Jindal Prop Builders and Developers LLP

7. Title Report :

WHEREAS, Directors of Jindal Prop. Builders and Developers LLP has obtained title verification report of the Plot No. 4 and 5, CTS No. 14767 and CTS No. 14768 from 1988 to 2017 for the period of 30 years through Advocate Roshan H. Golecha on 23/09/2017. Another title report of the same Property from 01/01/1988 to 05/09/2017 for the period of 30 years provided by Advocate Narendra D. Deshpande on 05/09/2017. In his report the said Property is free from all encumbrances and having clear title.

8. Appointment of Architect :

WHEREAS, Directors of Jindal Prop. Builders and Developers LLP has appointed Architect to Shrikant H. Mahajan having his address at 35, Udan Complex, Jalna.

9. Appointment of the Structural Engineer :

WHEREAS Jindal Prop. Builders and Developers LLP have appointed Structural Engineer to Shriniwas Karanjikar having his office address at Garkheda, Aurangabad.

10. Taxes and Dues :

WHEREAS, Directors of Jindal Prop. Builders and Developers LLP have responsible to pay taxes of the Municipal Council or any other charges applicable to the said Property, as on date of the sale deed executed in favour of the purchasers.

11. Building Permission :

WHEREAS, The Architect of Jindal Prop Builders and Developers LLP have submitted building plan for approval with Municipal Council Jalna and its approved on 06/09/2017 vide File No. PBCAR/335/2016 and Permission No. 473/2017. And building plan approved by the Town Planner Municipal Council Jalna and chief officer Municipal Council Jalna. Subsequently, the Architect of Director of LLP has submitted plan for amalgamation of Plot No. 4, CTS No. 14767 admeasuring 1100.08 sq. mtrs. and Plot No. 5, CTS NO. 14768 admeasuring 1103.78 sq. mtrs. with Municipal Council Jalna and Plot No. 4 and 5 amalgamated as Plot No. 4, CTS No. 14767 total admeasuring 2203.86 sq. mtrs. and its approved by the Town Planner and chief officer Municipal Council Jalna vide Letter No. 5451 dated 09/10/2017 by Municipal Council Jalna.

12. Deed of Declaration :

WHEREAS Jindal Prop. Builders and Developers LLP have executed deed of declaration under the provision of MOFA Act, 1963 Section 2 (a) of the Maharashtra Apartment Ownership Act, 1970 is merged in the MOFA Act, 1963. And deed of declarations is registered with Sub-Registrar Jalna on 23/10/2017 vide Reg. No. 5267-2017. In this declaration the directors of LLP have declared to construct 36 shops on lower floor, 40 shops on ground floor, 40 shops on first floor and 4 flats on second floor. Altogether 120 units.

13. Loan and Mortgage :

WHEREAS The Directors of Jindal Prop. Builders & Developers LLP have under take they have not obtained project loan from any bank for construction of the Jindal Capital. The directors also undertake the scheduled Property including the buildings not mortgaged by them against loan or surety to any bank.

14. Registration of Project :

WHEREAS, the Directors of Jindal Prop. Builders and Developers LLP hereby declare Jindal Caipal is registered under the Maharashtra RERA Act, 2016 U/sec. 3 (i). Vide Reg. No._____ Dated_____.

15. State of Constructions :

WHEREAS, the Directors of Jindal Prop. Builders and Developers hereby declare construction of the commercial and residential complex of Jindal Capital is already started and it will be completed within 36 months from the date of this agreement to sale.

16. Deal for Sale :

WHEREAS, Mr. / Mrs. _____ has approached to the Directors of LLP and expressed his / her intention to purchase Shop / Flat No. _____ on_____Floor_____ admeasuring _____ sq. mtrs. area of boxes _____ sq. mtrs. balconies _____ sq. mtrs. and Proposinate shares in the land. The Directors of Jindal Prop. Builders and Developers LLP also desire to sale Shop / Flat No. _____ to the purchaser both the parties have negotiated and consideration of the Shop / Flat No. _____ finalised for the total amount of Rs. _____/- (In Words Rupees _____ Only).

17. Satisfaction of the purchaser :

WHEREAS, Directors of LLP provided all relevant document to the purchasers including title report, sanction plan, list of specification amenities, fixtures and fittings. The purchaser has verified the title, and all the details of the purchased Property and after his full satisfaction signed this agreement to sale as party of the second part.

18. Specification :

WHEREAS Director of Jindal Prop. Builders and Developers LLP hereby declare to construct the Shop No./Flat No._____ approved plan. List of the specifications provided to the purchaser and enclosed as Annexure – "A" with this agreement to sale.

19. Amenities :

WHEREAS, the directors of LLP here by agree to provide amenities to the purchaser as Annexure "B" enclosed with this agreement to sale.

20. Parking :

WHEREAS, The Directors of Jindal Prop. Builders and Developers LLP have agreed to provide parking to the purchaser as per demarcated map as per Annexure "C" enclosed here with.

21. Assurance of the Directors :

WHEREAS, Jindal Prop. Builders and Developers LLP hereby assured the purchaser that, Shop / Flat No. _____ is having clear title and it is free from dispute, litigation, liabilities, charges, prior to this Shop/Flat No._____not transfer, allotted, sale to any other party.

22. Time Limit :

WHEREAS Jindal Prop. Builders and Developers LLP hereby undertake to complete the construction of building in all respect in ready possession within -- months from the date of these agreement to sale, if LLP failures to complete the construction of building within 36 months from the date of these agreement to sale, Jindal Prop. Builders and Developers LLP have agreed to pay 10% interest to the Shop / Flat purchaser on actual received amount.

23. Payment Stage :

WHEREAS, The Shop / Flat purchaser has agreed to pay full and final payment to the Jindal Prop. Builders and Developers LLP as per payment stage against consideration of Shop / Flat No. _____ as per details given hereunder :

Sr. No.	Particular	Percentage
01	At the time of booking/allotment	10%
02	on completion of lower floor slap	20%
03	completion of ground floor Slab	10%
04	completion of first floor slab	10%
05	completion of second floor slab	10%
06	completion of brick work	10%
07	completion of plaster	10%
08	completion of finishing work.	10%
09	at the time of sale deed/ possession	10%
Total		100%

Note : the payment stage as per above schedule shall be charge on actual consideration of Shop / Flat.

24. Payment Schedule :

WHEREAS The Shop / Flat purchaser has agreed to pay full and final payment to the Jindal Prop. Builders and Developers LLP toward consideration of the Shop / Flat No. _____ as per detailed described hereunder :

Sr. No.	Date	Cheque No.	Bank Name	Amount
Total (Rs. _____ Only)				

25. Interest from Defaulter :

WHEREAS After receipts of the advance, part payment from the flat/shop purchaser or after entered into agreement to sale with Shop / Flat purchaser. If Shop / Flat purchaser failure to pay his/her installment an according to the payment stage as per above schedule of this agreement to sale or as per committed in this agreement to sale. In this circumstances the Jindal Prop. Builders and Developers LLP are entitle to charge 10% interest from the defaulter on late days, on the balance amount to be received from the Shop / Flat purchaser, that rate of interest shall be calculated as per rate of interest charge by state bank of India.

The Jindal Prop. Builders and Developers LLP also entitle to charge 2% additional interest from the defaulter as penalty.

26. Validity of Agreement to Sale :

WHEREAS If Shop / Flat purchaser failure to pay total amount to the director of LLP as per commitment of Agreement to Sale or within 60 days from the date of first notice. Then validity of this agreement to sale shall be stand as null & void, the Jindal Prop. Builders and Developers LLP shall be entitled to sale allotted Shop / Flat of the defaulter to any other party without his consent. The Jindal Prop. Builders and Developers LLP hereby agreed to refund actual received amount to the Shop / Flat purchaser after 10% deduction without any interest and after re-sale of same Shop / Flat to the other party.

27. Benefits of the Agreement :

WHEREAS This agreement to sale is made between the Jindal Prop. Builders and Developers LLP and purchaser, the purchaser cannot sale/transfer/lease Shop / Flat No. ____ to any other party without consent of the Jindal Prop. Builders and Developers LLP. After receipt of the full and final payment, the Shop / Flat purchaser is having liberty to sale under purchased Shop / Flat to any other party.

28. Beyond Control :

WHEREAS, after registration of agreement to sale of Shop / Flat No. ____ due to any natural calamity by god, natural calamity like earthquake, fire, flood or any emergency, building material ban by the local/state/central authority which will be beyond control of the Jindal Prop. Builders and Developers LLP. In this circumstances, the Jindal Prop. Builders and Developers LLP will not responsible to complete the project within time limit as per committed in the agreement. In this circumstances the Jindal Prop. Builders and Developers LLP will not responsible to pay any interest or compensation to the Shop / Flat purchaser.

29. Stamp Duty :

WHEREAS the shop/flat purchaser is responsible to pay stamp duty, registration fees and legal charges of this agreement to sale and sale deed.

30. Government Fees & Charges:

WHEREAS the Shop / Flat purchaser is responsible to pay local body fees, State Govt. Fees & Central Govt. Fees or charges as per the amendment and changes in the law/Act/Rule time to time

31. Additional Work:

WHEREAS the Shop / Flat purchaser desire to change fixtures, fittings, specifications, amenities, brand prior to the list provided with agreement to sale, it will be called as additional work. For any additional work, the Shop / Flat purchaser should pay additional amount on account of Jindal Prop. Builders and Developers LLP Or "**Jindal Capital**" as per estimated cost of the additional work.

32. Modification & Changes:

WHEREAS the Shop / Flat purchaser hereby authorized the Jindal Prop. Builders and Developers LLP to do necessary modification and changes in ***"Jindal Capital"*** to make beatification and decorative of the buildings and provide amenities and specification to the flat purchasers. The Shop / Flat purchasers also giving his / her consent to obtain revised building permission and completion from the Municipal Council Jalna.

33. Intimation to the purchaser:

WHEREAS Jindal Prop. Builders and Developers LLP hereby declare after completion of the construction of ***"Jindal Capital"*** in all respect, in complete manner or in ready possession, the Directors shall be informed to the shop/flat purchaser to take inspection of the shop / flat and submit his or her grievances of incomplete work, if any work remain on the day of visit of shop / shop or after written intimation or complaint of the shop / flat purchasers, The Jindal Prop. Builders and Developers LLP have agreed to complete incomplete work before delivering possession to the shop / flat to the purchaser

34. Government Fees :

WHEREAS The Shop / Flat purchaser is responsible to pay any other charges payable to the Govt. of Maharashtra, Govt. of India local body like GST or any other tax amended or implemented time to time by the Govt. of local authority.

35. Insurance:

WHEREAS after allotment of the shop/ flat till completion of the building the Jindal Prop. Builders and Developers LLP have agreed to take insurance of the buildings and after sale deed it will be transferred to the Shop / Flat purchasers, The Shop / Flat purchaser will be responsible to pay further premium of the insurance from the date of the sale deed pertaining to the purchase shop/flat.

36. Sinking Fund:

WHEREAS It is responsibility of the Shop / Flat purchaser to pay Sinking Fund additional to the consideration of Shop / Flat. That sinking fund shall be calculated on the base of carpet area X Proposed average expenses to be required in future for maintenance of the Buildings. That sinking fund shall be deposited on account of Jindal Prop. Builders and Developers LLP or in the name of Jindal Capital & it will be refunded/ transferred on account of apartment association or society after formation. That, from interest on deposited amount, the Jindal Prop. Builders and Developers LLP have agreed to carry out maintenance of the building.

37. MSEB Charges :

WHEREAS the shop/flat purchaser are responsible to pay DP charges, Meter Charges & Connection Charges to the directors of LLP.

38. Membership Fees:

WHEREAS the purchaser here by agree to pay entrance Fees, shares, registration charges for the formation of the society/association.

39. Common Contribution:

WHEREAS the Shop / Flat purchaser is responsible to pay common contribution for common water charges, common electricity charges, lift maintenance charges, cleaning and house keeping charges, security charges, management charges regularly and punctually on due date.

40. Taxes and Charges:

WHEREAS The Shop / Flat purchaser shall be liable to pay the taxes assessed to his / her respective Shop / Flat and it is the duty of the Shop / Flat purchaser to get his / her unit assessed from the Municipal Council, Jalna. If any Shop / Flat purchaser failure to comply with any such provision and decision or resolution shall be ground for an action to recover sum, dues, for damages or for injunctive relief with interest and penalty from the Shop / Flat purchaser.

41. Possession:

WHEREAS After completion of the building in all respect & after receipt of the full & final payment from the flat purchaser, the Jindal Prop. Builders and Developers LLP have agreed delivered possession of Shop /Flat No. _____ on _____ Floor admeasuring _____ sq. mtrs. carpet balcony _____ sq. mtr. box _____ sq. mtr. along with Prop.ortionate area of the plot is equivalent carpet area of flat/ shop.

42. Sale Deed:

WHEREAS After completion of the ***"Jindal Capital"*** & after receipt of the full & final payment from the Shop / Flat purchaser, the directors of LLP have agreed to execute sale deed of Shop / Flat No. _____ in favour of the Shop / Flat purchaser.

43. Un-divided Property:

WHEREAS frame structure of the building /complex cannot divided or separate. The foundation, column, beam, girders, supports, main wall, common wall, roof, corridor, lobby, staircase, vase, fire escapes, entrance & exit of the complex, shop & flat are undivided Property. That, any separation or division which will be damage to the frame structure of shop & flat/ Complex /building. The Shop / Flat purchaser strictly restricted not to do any partition or separation of the frame structure.

44. Individual Right:

WHEREAS, That constructed complex called "**Jindal Capital",** the Shop / Flat purchaser shall share equal right in the common facilities, common premises.

Within the boundary of the '**Jindal Capital**'. Each Shop / Flat constituting heritable and transferable immovable rights in the schedule Property, within the meaning of any law for the time being in force in the State of Maharashtra. The Shop / Flat purchaser has liberty to enjoy his / her rights & possession of the purchased Shop / Flat forever & together as long as his / her name recorded in the record of co-op. society or apartment association.

45. Formation of Apartment Association:

WHEREAS After dispose off 51% shop & flat, the Jindal Prop. Builders and Developers LLP have agreed to take initiative for formation of the apartment association or co-op. housing society U/s. 10(1) of MOFA Act 1963 subject to condition the shop & flat purchasers should co-operate to the Jindal Prop. Builders and Developers LLP to provide details, sign the forms & applications for registration of apartment association/co.- op. housing society

46. Conveyance Deed:

WHEREAS After formation of the co.-op. housing society or apartment association, the Jindal Prop. Builders and Developers LLP have agreed to execute conveyance deed U/s. 11 of the MOFA Act 1963 and the Maharashtra RERA Act, 2016 U/s. 4 (f) within the time limit

47. Use of the Property:

WHEREAS Shop / Flat purchaser shall be use and enjoy the possession of Shop / Flat No. _____ for peaceful business residential / commercial purpose. That, any changes of the use with prior permission of the Jindal Prop. Builders and Developers LLP as well as Municipal Council and Apartment Association/Co-op housing society.

48. Restriction :

WHEREAS The Shop / Flat purchaser shall be strictly restricted for hammering, digging, drilling, knocking or breaking a common wall above and below flooring of the Shop / Flat or units between two blocks without consent of the adjacent owner or managing committee/ apartment association.

The Shop / Flat purchaser strictly restricted not to encroach or construct additional construction on open margin of the building. That, any type of nuisance will create by any occupiers, Shop / Flat purchaser, tenants residing/using in the same apartments, the managing committee has right to take action against the person and charge the penalty. That general and restricted common areas & facilities shall remain undivided & no occupier shall bring any action for partition or division thereof. The Shop / Flat purchaser not allow to change elevation of the building. That outside colour of the building Shop / Flat should be maintained common. The Shop / Flat purchaser shall abide, observe & follow the necessary instruction recorded in this declaration & minutes of the Managing Committee & General Body Meeting.

i) Open Margin Area of the building, passage, stair case, terrace, margin space of the building, parking shall keep free for entrance or use for the occupiers, owners, tenants or possessors.

ii) That, water connection shall be common if its obtained in individual name it will be used and utilize for the common purpose. That, from ground floor storage tank, water shall be lifted to the top floor water tank and from their provided to the all Shop / Flat purchaser, subject to condition they should contribute expenses for water charges and electricity bill. individual Shop / Flat purchaser will not allow to make individual water tank on ground floor & terrace.

iii) That each Shop / Flat purchaser is responsible to obtained meter and electrical connection from his / her contribution. That expenses DP Charges, Service line and installation charges shall born by the individual Shop / Flat purchaser.

iv) The Shop / Flat purchaser, member, possessor, occupier should take care to maintain beauty & decorum of the apartments and entire building known as ***"Jindal Capital"***. That, while fixing antenna, dish TV on top floor, The Shop / Flat purchaser shall be restricted to lay down cable from top floor to bottom at Prop.er place only which will be provide by the Jindal Prop. Builders and Developers LLP before formation of the apartment association

Or society and after formation of the apartment association / society the committee take decision.

49. Risk/Liabilities of the Director :

WHEREAS After execution of conveyance deed in favour of the apartment association/society, The Jindal Prop. Builders and Developers LLP will not responsible for maintenance of the building. regarding the major damage, poor structure, major cracks, poor quality material, major leakage in the flat/shop, its responsibility will be fixed on parties on the base of structural engineer report. If the Jindal Prop. Builders and Developers LLP fault, in this circumstances the Jindal Prop. Builders and Developers LLP will be liable to do all the expenses for compliance of fault from their contribution. That any damage create to the structure of building because of natural calamity or fault of the user the Jindal Prop. Builders and Developers LLP will not responsible & answerable. That after due date the Jindal Prop. Builders and Developers LLP will not responsible for any damage, loss of human life, accident Or building damage due to beyond control of the Jindal Prop. Builders and Developers LLP due to natural calamity or natural disaster.

50. Unsold Right :

WHEREAS after formation of the society/association, the Jindal Prop. Builders and Developers LLP have liberty to sale transfer, mortgage their unsold unit to any other party without permission of the society/apartment association. The society/apartment association can not charge any additional amount, contribution or levy from the Jindal Prop. Builders and Developers LLP while dispose of unsold unit to the respective purchasers. Similarly, for sale of the unsold unit permission of the apartment association or society not applicable to the Jindal Prop. Builders and Developers LLP.

51. Lift :

WHEREAS The Shop/Flat purchasers/owners/users are responsible pay lift maintenance charges regularly and punctually to the society.

53. Document :

WHEREAS, Jindal Prop. Builders and Developers LLP have provided all necessary documents to the flat purchasers defined in the Maharashtra RERA Act, 2016 U/s. 19 sub-section 1 to 11.

THIS **AGREEMENT TO SALE** WITNESSES & IT IS HEREBY AGREED BY & BETWEEN THE PARTIES HERETO AS FOLLOWS :

i) The Shop / Flat purchaser committing default in payment on due date to the Jindal Prop. Builders and Developers LLP against the value of Shop / Flat No. _____, then it will be contempt as breach of contract of this agreement.

ii) The Jindal Prop. Builders and Developers LLP shall be entitled and they have option to terminate this agreement on ground of default of payment by Shop / Flat purchaser after 60 days from the date of first notice. Provided that power of termination shall not be exercised by the Jindal Prop. Builders and Developers LLP before due date or giving any opportunity to the Shop / Flat purchaser.

iii) The Shop / Flat purchaser not to do or permit to be done any act or thing, which may render void or voidable any insurance of the said building in which the said Shop / Flat is situated or any part thereof or any increase premium shall become payable in respect of the insurance.

iv) The Shop / Flat purchaser herein shall observe, abide & perform all rules & regulations, which society or association of apartment owners may adopt at its inception and additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building & the said Shop / Flat therein & for observance & performance of the building, rules & regulations.

v) That, the draft of this agreement to sale provided to the Shop / Flat purchaser in advance, to read its, translated in their mother tongue & after their satisfaction entered into this agreement to sale.

THAT RECITALS MENTIONED HEREIN ABOVE ARE CORRECT AND NOTHING IS FALSE :

Schedule of the Property - I

Plot No. 4, CTS No. 14767 admeasuring 1100.08 sq. mtrs. and Plot No. 5, CTS No. 14768 admeasuring 1103.78 sq. mtrs. Plot No. 4 and 5 amalgamated as Plot No. 4, CTS No. 14767 total admeasuring 2203.86 sq. mtrs. On said plot constructed commercial and residential complex known and called as ***"Jindal Capital"***. In this complex having 36 shops on Lower Floor, 40 shops on Ground Floor, 40 shops of First Floor, and 4 Flats on Second Floor. **Prop.osed "Jindal Capital" situated at Station Road, Jalna.**

Boundaries

East	:	Mummadevi to Station Road
West	:	Plot No. 2
North	:	Plot No. 3 and open Space
South	:	Survey No. 355/P

Schedule III of Shop / Flat

That, Shop / Flat No. _____ on Floor _____ admeasuring _____ sq. mtrs. carpet _____ sq. mtrs. balcony _____ boxes_____ with Prop.ortionate area of the plot constructed in "**Jindal Capital**" situated at Station Road, Jalna.

Boundaries of Shop / Flat

East	–	-
West	–	-
North	–	-
South	–	-

IN WITNESSES WHERE OF THE PARTIES HERE TO HAVE UNTO SET AND DESCRIBED THEIR RESPECTIVE HANDS AND SEAL ON ___**th DAY OF** _____ **2017.**

M/s. Jindal Prop. Builders & Developers LLP
Through its Director

Shri. Manoj Jaibhagwan Jindal
(Builders & Developers / Sellers)
PARTY OF THE FIRST PART.

Mr. / Mrs. _____
(Purchaser/Executee)
PARTY OF THE SECOND PART

WITNESSES :
1) Mr. _____
Age : _____ years, Occu : _____
R/o. _____

2) Mr. _____
Age : _____ years, Occu : _____
R/o. _____

Specification –Annexure – A
(Details of Materials)

Products	Company
Construction Steel	**KALIKA STEELS**
Cement	**Coromandal - OPC/PPC** **RAMCO OPC/PPC**
	Birla A1 - OPC/PPC
Lighting Equipments	
1) Conduit	**Diamond**
Conduit, Deep Box	
Junction Box1 Way, 2Way, 3Way, 4Way	
Connector For Conduit	
Bends	
2) Boxes	**Jyoti / National**
Fan Boxes	
Metal box 2 Module, 4 module, 6 Module,	
8 module, 12 module, 16 module	
DB Box 4 way, 6 way, 8 way, 16 way	
3) Wires	**Anchor/Indo**
4) Cables	**Polycab / Mahaveer/Anchor**
5) MCB	**L & T / Anchor /Kolars/Legrand**
Door Plywood	**Kalpataru/Timex/Ony X/Keshav ply**
Door Sunmica (Laminaters)	**Royal Gold/Polo/Lamart/Timberland**
Sliding Window	
Aluminum Frame	**Galco/Panas/Super Fin**
Glass	**Modi Guard/ Saint Gobain/S.G Glass/Gopal**
6) Sockets	**Kolars / Anchor**
7) Switches	**Kolars / Anchor**
8) Bus Bars	**Esses, Puja,ESCO,L&T**
Door Fitting Material	**Vijay/Shiva/Kisan/Hindustan**
Water Pump	**Texmo Industries**
9) Interior	
Putty	**Barger Besic Putty/Asian /JK Putty**
Primer	**Asian Paint Ind./Berger Paint Ind./Yashoda Paint Ind.**
Emulsion Paint	**Tractor Emulsion**
Exterior	
Primer	**Asian Paint Ind./Berger Paint Ind./Yashoda Paint Ind.**
Emulsion Paint	**Ace/ Apex/Ultima**
10) Plumbing & Fitting	**Ashirvad/Raksha/Prince/Supreme**
CPVC Pipe, UPVC Pipe	
SWR Pipe, SWR Fittings	
CPVC Fitting, UPVC Fitting	

11) EWC, Orissan Pan, Washbasin	**Simpolo/Hindustan**
12) Toti, Push Cock, Flush Cock,	**Ess Ess By Asian Paint`s / L&K**
Flore Tiles	**City Tiles/Aries/Latino/Aqua**
Wall Tiles	**Perth/Shiv Cera/Arix/Bon-7/Alik**

General Specification – Annexure – "C"

1) Structure : Standard RCC framed Structure of high qualities.

2) Masonry : External 6” & Internal 4” thick walls.

3) Plaster : External wall in sand face plaster. Internal walls sanla.

4) Plumbing: Concealed plumbing with quality Sanitary ware

5) Kitchen: Granite top with stainless steel sink & Glazed tiles dado up to lintel level.

6) Electrification : Concealed electrification & standard Modular switched.

7) Doors : A. For Flats

Main entrance door in teak wood & internal RCC door frame with flush door.

B. For Shops

M.S.Shutters

8) Windows : 3 Track powder coated alluminium windows with safety grills.

9) Paints: Oil Bond Distemper paints for interior walls & cement paint for external walls.

Annexure – "D"

a) Maharashtra Government Taxes / Fees

b) Central Government Taxes / Fees

c) Local Body Taxes / Fees

Annexure – "E"

a) D. P. Charges.

Annexure – "F"

a) Membership Fees

b) Shares

c) Deposit

d) Fund

Annexure – "G"

a) Legal Charges for formation of the society

b) Legal Charges of Conveyance Deed

c) Legal Charges of Agreement To Sale

d) Legal Charges of Sale Deed

Annexure – "H"

a) Stamp Duty and Registration Fees

Annexure – "I"

a) Documents to the purchasers.

i) P. R. Card Latest

ii) Sale Deed of the Plots (Xerox)

iii) N. A. Order (Xerox)

iv) Layout Plan (Xerox)

v) Building Plan (Xerox)

vi) Building Permission (Xerox)

vii) NOC for loan

viii) Deed of Declaration (Xerox)

Project By

M/s. Jindal Prop. Builders & Developers LLP

"Jindal capital"

AGREEMENT TO SALE

Shop / Flat No. ____

Floor No. _____

Name of the purchaser _____