AGREEMENT TO ASSIGNMENT

THIS INDENTURE FOR AGREEMENT TO ASSIGNMENT OF THE FLAT NO ON GROUND FLOOR IS MADE & EXECUTED AT AURANGABAD. THE SAID FLAT NO IS CONSTRUCTED IN SHREEJI TOWER, SITUATED PLOT NO 6,7,8 AT N 2, SURVEY NO.70/3, 70/1, 70/5, MUKUNDWADI, CIDCO, AURANGABAD. THIS AGREEMENT TO ASSIGNMENT IS EXECUTED AT AURANGABAD ON DAY OF 2017.

BETWEEN

Manali & Company (PAN AAZFN9999E) (a partnership firm is registered under the Indian Partnership Act, 1932, vide Reg. No. 109/2000 on dated 07/09/2000 having it office address at Plot No. 6,7,8 N 2 Sector, CIDCO, Aurangabad) Through its Partners.

i) **Mr. Rajkumar Manakchand Agrawal**

Age 51 Yrs, Occu Business,

R/o Cloud 9, Shahnoorwadi, Aurangabad

ii) **Dr. Pundlik Eknath Talele**

Age 65 Yrs, Occu Business,

R/o F-23, Suvoy Colony, Padampura, Aurangabad.

iii) **Mr. Hemant Madan Malara**

Age 44 Yrs, Occu Business,

R/o Plot No. 9, Shriram Colony, Samarthnagar,

Aurangabad.

iv) **Mr. Shailendra Madan Malara**

Age 41 Yrs. Occu Business.

R/o Plot No. 9, Shriram Colony, Samarthnagar,

Aurangabad.

v) **Pratik Rajkumar Agrawal**

Age 23 Yrs. Occu Business.

R/o Cloud 9, Shahnoorwadi, Aurangabad.

vi) **Mr. Rajendra Bansilal Kundalwal**

Age 50 Yrs. Occu Business.

R/o Sonar Galli, Padampura, , Aurangabad.

Hereinafter called as "**Assignors/Executors**" (which expression shall mean and include its present and future partners, executors, successors, signing authority, assignees) **AND PARTY OF THE FIRST PART.**

AND

Mr.

Age Yrs. Occu

R/o

Hereinafter called as "**Assignee /Executee**" (which expression shall mean and include his legal heirs, successors, nominees, executors, signing authority, assignees) **AND PARTY OF THE SECOND PART.**

1) Allotment of the Plot :

WHEREAS, land bearing Survey No. 70/3, 70/4, 70/5, total admeasuring 4 Hector 96 R 96600 sq. mtr. is owned and possessed by Late Manoj Ramchandra Govindrao Salvi and his legal heirs.. The said land was included in the notified area for development of the New Township by CIDCO, Aurangabad.. The concerned authority failed to acquire the said land in stipulated period and as such notice U/s . 127 of MRTP Act was given by Late Manoj Ramchandra Govindrao Salvi and others. Thereafter Writ Petition bearing 910/95 was filed in Bombay High Court Bench Aurangabad against CIDCO. The said writ petition has been disposed in term of compromise. Ranjit Ramchandra Salvi and his family members along with M/s. BGG Associates jointly through their representative Mr. Ulhas Narayanrao Gavli and Mr. Anup Prakash Garg have given possession of the said land Survey No. 70/3, 70/4, 70/5, total admeasuring 4 Hector 96 R 96600 sq.mtr. to CIDCO to it Chief Administrator.

WHEREAS, Ranjit Ramchandra Govindrao Salvi and his family members had entered into the agreement to sale with M/s. BGG Associated who in fact is instrumental in settling the matter with CIDCO and getting the writ petition dispose of in terms of compromise.

The agreement to sale is registered with Sub Registrar Office Mumbai vide Day Book Sr. No. 1189/97, 1189/97, 1190/97, 1191/97, 1192/97, 1193/97, and the CIDCO has agree to execute agreement of lease in favour of M/s. BGG Associates in respect of the plot. In all admeasuring 17006

sq.mtr. The CIDCO has authorized the licensees to dispose of the allotted plot in bulk or in pieces to any third part. The CIDCO authority has allotted Plot No. 1 to 11 (11), 19 to 49 (32), 54 to 65 & 70 (13) total 50 plots by virtue of agreement to lease executed on 22/04/1999.

2) Lease Deed :

WHEREAS, CIDCO authority has been executed lease deed of the plots NO 6,7,8 by lease deed no 6605,6606,6607 on date 28/12/2001 respectively in favour of M/s BGG Associated.

3) Transfer of Plot :

WHEREAS, M/s BGG Associated has submitted application to the CIDCO authority for transfer of Plot No. 6,7,8 admeasuring 900 sq. mtr. on 20/02/2002. The CIDCO authority has granted permission for transfer of Plot No. 6,7,8, total admeasuring 900 sq.mtr. in favour of M/s Manali & Company after taking the Rs 23,40,000/- @ 2600/- per Sq. mtr along with transfer fees of Rs 7500/- total Rs 23,47,000/-.

The Parties have paid charges of plot and transfer fees to the CIDCO and permission for transfer of plot approved on 22/05/2002 vide Permission No. CIDCO /Administration /Pana /O/2002/ 567.

4) Deed of Assignment :

WHEREAS, Plot No. 6,7,8 total admeasuring 900 sq. mtr. situated at N-2, Survey No. 70/3,70/4,70/5, Mukundwadi, CIDCO, New Aurangabad, deed of assignment of the said

plot executed between M/s. BGG Associates and M/s. Manali & Company and it registered with sub registrar, Aurangabad on 21/06/2002 vide Reg. No. 1629.

5) NOC for Building Permission :

WHEREAS M/s. Manali and Company has requested the CIDCO authority for No Objection Certificate to obtained building permission from Municipal Corporation, Aurangabad. The applicants have paid process fees, amalgamation charges total amount Rs. 25,000/- to the CIDCO and thereafter No Objection Certificate issued by the CIDCO on 27/03/2015 vide Permission No. CIDCO / Administration / Aurangabad / NOC / 2015 / 1493.

6) Building Permission :

WHEREAS, M/s Manali and Company has submitted building plan through their Architect Bhale for approval with Municipal Corporation, Aurangabad and building plan of the commercial and residential flats approved by the Municipal Corporation, Aurangabad on 07/04/2016 vide Permission No. 17/2016-17, File No. 233/17/2015-16.

7) Deed of Declaration :

WHEREAS, the partners of M/s. Manali and Company execute the deed of declaration under the provisions of Maharashtra Apartment Ownership Act, 1670 U/s. 2(A) and the same is be registered with Sub Registrar, Aurangabad vide registration no 5131/2017 dated 03/07/2017 and name of the building is to be registered as "Shreeji Tower". The copy of the deed of declaration is be given to the assignee.

8) Allotment of the Units :

WHEREAS, M/s. Manali and Company has decided to allot under construction and constructed shops, flats to the respective assignee. Subsequently Mr. has approached to acquire Flat No. admeasuring sq. mtr. Carpet area approximately on floor on long term lease for the residual period of lease. Both the parties have negotiated and Consideration of Flat No. is finalized for the total amount of Rs. (Rs. Only).

9) Assurance of the Assignor :

WHEREAS, partners of the M/s. Manali and Company have assured to the assignee, that Flat No. admeasuring sq.mtr on floor constructed in Shreeji Tower, situated at N-2, Survey No. 70/3,70/4,70/5, Mukundwadi CIDCO, Aurangabad. The said flat is having clear title, it is free from despute, litigation, liabilities, charges.. The assignors have undertaken to pay lease rent, service charges, N.A. charges of local authority, CIDCO authority, Municipal Corporation up to date of deed of assignment and shall be borne by the assignors.

10) Dues and Liabilities :

WHEREAS, The assignors are responsible to clear all the rent, service charges, Revenue charges and all other liabilities, taxes, duties, charges of the concerned competent

authorities up to the date of deed of assignment and thereafter the assignee is responsible to clear all the taxes, recoveries, payables, dues, charges payable Flat No. to the concerned competent authorities.

11) Satisfaction of the Assignee :

WHEREAS, The assignee has satisfied himself about title document provided by the assignor pertaining of Flat no and Shreeji Tower. Similarly assignee has satisfied about construction quality, specifications and amenities, approved plan and all terms entered in to this agreement to assignment.

12) Completion :

WHEREAS, the assignors have agreed to obtain part completion certificate of Flat from the CIDCO authority Municipal Corporation, Aurangabad within 24 Months from registration of Deed of Declaration wef 03/07/2017.

13) Date of Possession :

WHEREAS, the assignors will completed construction of the Flat no on floor constructed in Shreeji Tower and possession will be delivered to the assignee within 24 Months from the date of this agreement to assignment only on receipt of full consideration price of the said Flat no .

14) Other Charges :

WHEREAS, the assignee has agree to pay electrical connection and meter charges, additional than consideration amount of the Flat no .

15) **Service Taxes and VAT taxes & GST:**

WHEREAS, the assignees also paid service tax, VAT tax or any other taxes and levies implement by the Govt. of India or Govt. of Maharashtra, local authority till part completion of the ground floor shops and agrees to pay or from time to time thereafter also. However the assignees agree and confirm that in future if the Govt of India or Govt of Maharashtra demands either, vat service tax, gst or any taxes levies, then the assignees shall make the payment to the assignor or the concern government dept along with any dues.

16) **CIDCO Transfer Charges :**

WHEREAS, the assignee has agreed to pay lease rent, service charges and transfer charges etc all of CIDCO as applicable from his own contribution for transferring the said shop no ○ in his name at Cidco,Aurangabad.

17) **Registration Charges :**

WHEREAS, the stamp duty , registration charges etc shall be borne and paid by Assignee for registration of Deed of Assignment of the said Flat no in his favour at Sub Registrar Office, Aurangabad.

18) **Construction quality :**

WHEREAS, the assignors have agreed to use good material, standard quality of construction materials in the Shreeji Tower and Flat no Final details of the specifications and amenities attached herewith.

19) Construction Limit :

WHEREAS, the assignors will complete the construction with 24 Months for this Agreement to Assignment as obtained occupancy certificate of Residential Wing.

20) Payment Schedule

WHEREAS, The assignee has agreed and shall pay the full and final payment to the assignors towards consideration of Flat no. as mentioned details described hereunder :

Sr.	Stage of Construction	Month	Amount	Flat
1	Booking/ Allotment			10%
2	On execution of Agreement to Assignment			20%
3	Completion of basement/ car parking slab			15%
4	Completion of Ground floor slab			10%
5	Completion of first floor slab			10%
6	Completion of second floor slab			10%
7	Completion of brick			5%

	work, plaster, flooring, door & windows	
7	Completion of kitchen, toilet, etc.	[illegible]
8	Completion of external plaster, plumbing, elevation, waterproofing	5%
9	Completion of electrical fitts and water pumps	10%
9	Completion of building in all respect & giving of possession of flat no. to purchaser.	[illegible]
	Cumulation of flat	100%

21) Consequences of default :

WHEREAS the Assignee neglects, omits, commits or fail for any reason whatsoever to pay to the assignors or any of the amount dues and payable by the assignee under the terms and conditions of this agreement (whether before or after the delivery of possession) within the time specified time being of essential) or if the assignee shall in any other way failed to perform or observed any of the convenient and stipulacations on the assignee part therein content or referred to the assignors shall be entitle to terminate this agreement and reenter upon the resume possession of the Flat no [illegible] and excycting whatsoever therein and this

agreement shall stand absolutely terminated and assignors are entitle to forfeit the sum of Rs. 50000/- liquidated damages and the assignee shall not have right to claim compensation from assignors. After deductions of the liquidated damages from the actual amount paid by the assignee to the assignor remaining amount of the assignee shall be refunded without interest within 120 days from the termination of agreement to assignment of Flat no ____. The assignee hereby undertake, on ground of default he will not challenge for forfeit of the deal and cancellation of agreement to assignment of Flat no ____ in any cost in any manner.

22) Late Payment :

WHEREAS, the assignors have liberty to charge 12 % p.a. interest on delayed amount received from the assignee, for the delayed period from the due date of payment till the payment date from time to time on the balance amount as stated above in clause no 20 if it is fully paid.

23) Possession :

WHEREAS, The assignors would hand over peaceful possession to the assignee of Flat no ____ admeasuring ____ Sq.mtr. carpet area approximately on ____ floor after receipt of the full and final payment of Rs. ____ /- (Rs. ____ Only).

24) Condition of Local/State Govt. Authority :

WHEREAS, of service of all conditions imposed by state government and local authority :

ii The assignors hereby agrees to observe and perform and compiy with all terms and conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority. In the event of there being any change in the laws that may directly or indirectly affect the development as a result of something beyond the control of the assignors, the assignors shall not be held liable.

25) Use of FSI :

i) The assignors hereby declares that the Floor Area Ratio (F.A.R) available in respect of the said property is 1, if FSI permitted by the CIDCO, local authority, Govt. for the Scheduled I property, the assignors shall have liberty to take benefit of the increase FSI and TDR till conveyance of the title in favour of the apartment association, which the assignee agrees and confirm.

ii) In the event any additional F.S.I. and, or TDR is available for the said property at any time in the future, before or after the final deed of conveyance, the said F.S.I. and or TDR shall belong to the assignors alone and the assignors shall be entitled to use the same by constructing additional structures or making additions to the structure Or by utilizing the same elsewhere by way of floating F.S.I. or TDR and further that they shall be entitled to allot, transfer such F.S.I. or TDR at such price and on such conditions as they deem fit and the assignee shall have no right for restrictions before or after conveyance of the title.

26) Obligation of Assignee :

(i) To maintain the Flat no. ____ at the cost of the assignee in good repair and condition from the date which possession of the Flat ____ is taken or deemed to be taken and shall not do or suffer to be done anything in or to the unit which may be against the rules, regulations or bye-laws of the concerned local authority or against the rules, regulations or bye-laws of the Apartment Association.

(ii) To carry out at the assignee own costs to maintain the shop in the good condition state and order in which the said shop was delivered by the assignors to the assignee and shall not do or suffer to be done anything in or to the building or said unit which constitutes a breach or default under the rules and regulations and bye-laws of the concerned local or other public authority and in the event of the assignee committing any act in contravention of the aforesaid, the assignee shall be responsible and liable for consequences thereof to the concerned local and or other public authority.

(iii) Not to use said shop or building constructed thereon or permit the same to be used for any purpose whatsoever, other than permissible purpose only, nor to use the same for any purpose which may or is likely to cause nuisance or annoyance to occupiers of the other premises in the building or to the owners of or occupiers of the neighbouring properties nor for any illegal immoral purpose and is also restricted not to sale or store liquor and Non Veg in the said Flat no. ____ and premises. Notwithstanding anything contained in this para 9 the assignee shall be permitted to use the premises only as permitted for any use as may be

permitted under the Development Control Rules of the Local Authority.

iv) Not to throw dirt, rags, garbage or other refuse or permit the same to be thrown in the compound or any portion of the said property and to deposit all such garbage in designated areas.

v) To pay to the assignors within seven days demand by the assignors, the assignee share of charges and security deposits, demanded by any concerned local authority or Government for giving water, electricity supply or any other service connection to the Flat no. .

vi) 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 premises by the assignee viz. user for purpose other than as stipulated herein.

vii) The assignee agrees not to increase the size of the unit in any manner including covering of terraces, any kind of extension, amalgamation etc without the explicit permission of the assignors writing or from the local authority.

viii) The assignee has agreed to contribute his share on time and regularly towards i) maintenance of the said property and ii) sinking fund or repairs and maintenance of the building/s.

ix) It is specifically understood that the Brochures, Compact Disc, advertising and marketing material published

by the assignors from time to time in respect of the scheme is just an advertisement material and contains various features such as furniture layout in a tenement, vegetation and plantation shown around the building, unit, color scheme, vehicles etc. to increase the aesthetic value only, and are not facts. These features/amenities are not agreed to be developed or provided by the assignors to the assignees.

xi) The assignee along with such other persons who shall have taken on lease other premises in the said complex to be constructed on the said plot will become a member of Shaveel Tower Apartment Association.

xii) The rights of all the premises holders including the assignee shall be governed and regulated by the Bye laws of Apartment Association.

xii) The assignee and the person to whom the various premises shall have been transferred, assigned or given possession of, shall duly observe and perform all the rules, regulations and bye laws of such Apartment Association.

xiii) It is agreed and understood by the assignee that whatever payments are made by the assignors or to be further paid for the said premises with all incidental to this Agreement shall be reimbursed by the assignee to the assignors.

xiv) The assignors have not undertaken any responsibility nor have they agreed anything with the assignee orally or otherwise and there is no implied agreement or covenant on the part of the assignors other than the terms and conditions expressly provided under this agreement.

27) Maintenance of Common Amenities :

i) The assignors have provided common area, entrance, drainage line, water line, water bodies, and other facilities as mentioned in Schedule III to the Shreeji Tower written hereunder. After possession the assignee himself through the apartment association shall maintain the common area and common amenities from their cost. The assignors shall not be responsible to incur any expenses after delivering possession to the assignee. For maintenance of the common area and amenities the assignee should contribute proportionately on due date.

28) Formation of the Apartment Association :

It is specifically agreed between the parties that,

i) The assignors may form Apartment Association of the Shreeji Tower upon the Plot No. 6/7/8.

ii) The assignee shall cooperate with other unit holders and the assignors if necessary in forming, registering and incorporation of such Apartment Association and agrees and undertakes to become constitutes/s of Apartment Association or from time to time to sign and execute the application, forms, writings as may be required and duly fill, sign and return the same within 10 days of the same being forwarded by the other unit holders and the assignors to the assignee. No objection shall be taken by the assignee if changes or modifications are made in the name or in the draft bye laws, rules of such Apartment Association by the authority concerned. The assignee shall be bound from time to time to sign all papers and documents and to do from

time to time for safeguarding the interest of the assignors and the assignee of other units in the said complex.

iii) Once the said Apartment Association is registered the rights of all unit holders including the assignee shall be recognized and regulated by the bye-laws, rule and regulations of such Apartment Association. The assignee and the person or persons to whom the various units shall have been transferred, assigned, allotted or given possession of shall observe and perform all the rules, regulations and bye-laws of such Apartment Association.

iv) It shall take over all responsibilities and obligations of its various apartment owners under the Agreement's between them and the assignors and shall also be liable in addition to the assignee of different premises. The assignee's hereby agrees and bind himself to do all acts, deeds, things and execute all documents which the assignors may requires to be executed to enforce the obligations envisaged in this clauses against the Apartment Association.

v) It shall ratify, adopt the maintenance and Management Agreement referred to herein above.

vi) In the event of the Apartment Association being formed and registered before the allotment, assignment and disposal of all premises, flats, parking space, other rights in the buildings by the assignors, the power and authority of the Apartment Association shall be subject to the over all control and authority of the assignors in respect of the matter concerning the said building, the construction and completion thereof and all amenities pertaining to the same

and in particular the assignors shall have absolute authority and control as regards the unsold units / premises etc. and the disposal thereof and the construction for which the same shall be disposed off and as and when such premises / units, etc. are allotted / assign to the persons of the assignors choice.

And at the discretion of the assignors, the Apartment Association shall treat them as Co-Owners without charging any premium or any other extra payment.

29) Name of the Project :

The complex is constructed on Plot No. 6[illegible] known as Shreeji Tower all the agreement to assignment, NOC, letters, correspondence made, executed, submitted to the title name of Shreeji Tower therefore first name of the apartment association shall be Shreeji Tower.

30) Conveyance :

i) After the development of the said property upon which the entire project is constructed and after the said Apartment Association is formed and registered and after all the different premises in the said buildings have been allotted or assign and disposed off by the assignors and after the assignors have received all dues payable from the assignee of difference various premises in the said building to the assignors ; the conveyance deed of the said plots with the building to be constructed, the said buildings including specifications and amenities shall be conveyance in the name of Apartment Association.

ii) It is specifically agreed and declared that the conveyance to be executed in favour of the Apartment Association for internal approach shall contain such covenants as may be necessary in the circumstances of the case. The conveyance deed shall inter alia contain,

iii) Such conditions and covenants which shall be so framed that the burden thereof shall run with and be binding upon the said premises hereby agreed to be conveyed assign into whose hands whomsoever the same may come as may be necessary for giving effect to the stipulations and restrictions mentioned or referred to herein above.

iv) Covenants by the assignee to indemnify and keep indemnified the assignors against all actions, costs, proceedings, claims and demands stipulations and restrictions.

v) If the assignors decides to convey the plots, buildings of internal roads, recreation spaces, open spaces to the Apartment Association, then in the case the assignee shall contribute expenses towards the stamp duty and registration charges proportionate to their holdings.

31) Notice :

i) All letters, receipts and / or notices issued by the assignors and dispatched under certificate of posting or registered post to the last known address of the assignee will be sufficient proof of receipt of the same by the assignee and shall amply and effectually discharge the assignors. For this purpose the address given in the address mentioned in the title of this Agreement.

32) Waiver :

i) Any delay or indulgence by the assignors in enforcing the terms of this Agreement or any forbearance or giving of time to the assignee shall not be constitutions as a waiver on the part of the assignors of any breach of or non compliance of any of the terms and conditions of this Agreement by the assignee nor shall the same in any manner prejudice the rights of the assignors.

33) Registration U/s. 4 of MOFA Act. :

i) That, it is necessary to registered the agreement to assignment U/s. 4 of MOFA Act, 1963 the assignee undertakes immediately after execution of this agreement the same to be submitted for registration with the Sub Registrar of Vasai-1, the assignee shall pay charges thereof, the same intimate to the assignors or having done so together with the date and serial number and receipt number under which the same is executions for registration. Any and all the consequences of not executions of this agreement for registration shall be that of the assignee exclusively and the assignors are hereby indemnified against any consequences arising out of the non registration of this agreement. The assignee also hereby undertakes to pay the stamp duty as may be applicable and any increase or decrease shall be solely to the account of the assignee and the assignors shall in no way be liable or concerned with the Stamp Duty Liability and any consequences of non payment of correct Stamp Duty or delayed payment shall be exclusively that of the assignee.

34) Transfer Before Possession :

WHEREAS, in the event the assignee wishes to transfer or assign his rights under this agreement to the second party, the assignors shall act as a confirming party to the transfer and all rights and obligations of the assignee shall be conferred upon the assignee for which the assignors shall receive full and final consideration of the Flat no. [illegible].

35) Parking :

WHEREAS, the assignee shall to park his vehicle inside the residential premises of Shreeji Tower specially in the basement car parking area, northern side margin space and back side margin space.

36) Membership :

That, it is necessary for the assignee to become nominal or ordinal member of the apartment association and pay membership [illegible], one time maintenance charges, sinking fund, common contribution regularly on due date.

ARTICLES OF THIS AGREEMENT OF ASSIGNMENT AGREED & ACCEPTED BY THE PARTIES HERETO.

i) That the assignor hereby assures into the assignees said Flat no. admeasuring sq.mtrs.,carpet area approximately [illegible] floor and for the sake of this agreement of assignment is more particularly described in schedule II hereunder written. The said flat is free from all encumbrances together with all & singular, areas, boundary, sewers, ways, paths, passages, liberties, privileges, easements, profits, advantages & appurtenances whatsoever with said flat or any part thereof usually held

use, occupied or enjoyed therewith or reputed or known as part there to belonging to or be appurtenant thereto & also all the estate rights, titles and interest, use, inheritance, property,possession, benefits, claims & demands whatsoever at law & in equity of assignors unto & upon said shop or any part thereof free from all the liabilities, dues & charges to have & to hold all singular said shop & right, title and interest of assignors in said shop shall be granted, released, conveyed, intended & assured or expressed to the assignee.

ii) The assignee shall & occupy the Flat no. in such manner, that no obstruction will be caused to the occupier of other units in the building either by their own conduct or by the conduct of their servants, employees or any persons visiting to them.

iii) That, draft of this agreement to assignment given to understand to the parties through their advocate. The parties have gone through it, read it property, understood & translated in their mother tongue & thereafter signed it without any pressure with sound mind & without any undue influence & coercion.

THAT RECITALS BEFORE MENTIONED ARE TRUE & CORRECT NOTHING IS FALSE HEREIN.

Schedule of the Property- I

Plot No. 6,7,8 total admeasuring 900 sq. mtr., part of Survey No. 70/3, 70/4, 70/5 at N-2, Mukundwadi, Aurangabad, on said plots constructed commercial and residential complex known as Shreeji Tower

Boundaries

East	Plot no. [illegible]
West	[illegible] mtr. wide road
South	Plot No. [illegible]
North	[illegible]

Schedule - III

Flat no [illegible] admeasuring [illegible] sq.mtr. Carpet area approximately constructed on 6,7,8 in the building known as Shreeji [illegible] situated at N-2, Mukundwadi, CIDCO, Aurangabad.

Boundaries

East	Open Margin Space.
West	Open margin [illegible] mtr. wide road
South	Flat No.
North	Flat no.

Note - Boundaries should be read as per approved plan.

Schedule – III

1. R.C.C. frame structure with modern design techniques and concrete M-20 steel FE 500

2. Outer brick wall : 0.150 thick Inner brick wall : 0.[illegible] thick

Schedule - IV

1. Flooring :

   i) [illegible] rooms vitrified tiles flooring ([illegible] x [illegible]) with dado skirting

   ii) Toilet dado upto 7'00" height

   iii) Dado above kitchen platform upto full height

   iv) Parking area concrete

2. Kitchen Platform – 10' in length, 2'6" wide with 6' black granite top with Nirali steel sink

3. Doors :

Main Door – teak wood frame with decorative laminated shutters with brass fixtures as per architectural design

Internal Doors : Granite frame with flush door shutters with CP steel fixture.

Toilet : Granite door frame with FRP coated shutters .

4. Window – 3 track powder coated aluminium windows with MS grill & mosquito net.

5. Toilet

i) Anti skid flooring at bottom

ii) Pedestal with flush cock in common toilet

iii) One common wash basin

iv) European / Anglo Indian Pan (camode with flush cock) in attached toilet.

v) One wash basin in each toilet.

6. Plumbing fixtures – (Jaquar's range)

i) One shower in each toilet

ii) One mixer (hot & cold) in each toilet.

iii) And one bib cock in each bath, W.C. and kitchen.

7. Electrification – in concealed wiring with following no. of points in each room with semi modular fittings

i)	Living Room	:	6 point
ii)	Kitchen	:	4 points & 1 power points
iii)	Bed Room	:	4 points
iv)	Bath, Toilet	:	1 power point each and one light point

vi) Passage : one light point

vii) Terrace Balcony : One point each

8. Colouring:

i) Exterior Wall & Acrylic OBD with full putti other doors

ii) Outside : Cement Paint of good quality.

iii) Oil Paint for door frame, shutters & grills

9. Lift for Vertical circulation

10. Two overhead tank provision and one under ground tank with electric motor thereon.

Other Terms

1) MSEB Electric meter charges and connection charges etc. shall be borne and paid other than above price by the assignee.

2) For the items which are other than these specifications, the Assignee shall have to pay extra amount before execution fitting of any extra items.

3) The payment schedule of Rs /- (Rs. Only) is as per the statement mentioned herein above in this Agreement to Assignment shall be strictly followed by the Assignee.

4) This is specific condition that at the time of physical possession of the shop undersale the Assignee shall have to make the entire payment to the Assignor(s) including extra items payment if any.

5) This is specific condition that the Assignee shall have to pay all the due towards the shop undersale cost, before starting of any interior/furniture work in their shop undersale.

Manali & Company

i) Mr. Rajkumar Manakchand Agrawal

ii) Dr. Pundlik Eknath Talele

iii) Mr. Hemant Madan Malara

iv) Mr. Shailendra Madan Malara

v) Pratik Rajkumar Agrawal

(Assignors/Executors)

Party of the First Part

Mr.

(Assignee /Executee)
Party of the Second Part

Witnesses :

1. Mr.

Age : Years, Occ

R/o :

2. Mr.

Age : Years, Occ

R/o :

Allotment Letter

NORTH

SOUTH

EAST

WEST