

employ services of legal adviser for the drafting of the documents either in between the owners and developer or owner, developer and purchaser, for the part retained by the developer, he will be liable to pay the charges incurred there off.

17) That the parties hereto agree that in the event of any accident or damages is caused to the property or to the person such as labours, engineers, or to the property and or person of neighbours during the development of the said property, the Developer shall be solely responsible to pay the compensation in that regard and the owners, shall not be responsible in any manner therefore.

18) That the Owner hereby undertakes that the property under development is free from all types of encumbrances and it is having absolute title of the same.

19) That, in case any dispute of any kind in respect of the said property arises on account of area, boundaries, possession or title, the Owner hereby undertake to clear the same, at its own costs, risk and responsibilities and in that case, Developer will also have right to intervene into the said matter and recover the costs incurred from the Owner

20) That, the Owner is also executing the separate irrevocable general power of attorney in favour of the partner of the Developer Firm, thereby authorizing him to obtain the sanction of layout, to obtain the construction permission and revised it from time to time, to carry on construction, complete the construction work in all respect and to execute the declaration U/sec.2-A of the Maharashtra Apartment



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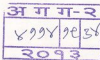
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Ownership Act, and to do all other things which are essential to complete the project in all respect.

21) All the expenses for executing and registration of this document are being borne by the Developer.



SCHEDULE "A"

DESCRIPTION OF PROPERTY UNDER DEVELOPMENT

All that part and parcel of the property land Gut No.55, Old Survey No.27, to the extent of 61 R., bounded by : East : Land Gut No.48, West : Remaining land of Gut No.55, North : 15 Meter D.P. Road, South : 6M Municipal Road, Situated at village Itkheda, Tq. and Dist. Aurangabad.

SCHEDULE "B"

Construction	RCC Framed Structure.
Walls	Brick walls - 150mm thick External. 100mm thick Internal walls.
Flooring	Vetrified flooring in Living room, dining & all bedrooms, Wooden floor may also be used in drawing hall and master bedroom.

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	Full height coloured tiles in toilets
	4.0 ft. height colour tiles above kitchen otta.
Doors	Teak wood frame with imported pre-moulded door shutter with safety gate
	To main door & all other door frames in Granite/ply, pre-moulded door shutter.
Windows	Three track CPVC / UPVC / Aluminium windows with grill & glass, mosquito net.
Kitchen Otta	L-type Kitchen Otta in green marble & with SS sink with tray.
Plaster	Sandface plaster on out side.
	Neeru finish plaster inside.
W.C. & Bath	White/off white wall hung commode.
	One tap & concealed stop cock/ flush tank in W.C.
	Single lever diverter with overhead shower in bathroom.
	basin will be of the same colour as w/c.
Painting	Texture cement paint from outside.
	Luster paint from inside.
	Oil paint to doors & Grill.
Plumbing	GI /CPVC / Composite pipe fitting for water supply.
	PVC / CI fitting for drainage.
Electrical	Concealed wiring with standard 7.5 points in every room.
	One power point in each Kitchen & Toilet.
Water supply	Borewell / AMCA water connection, underground & over head.
	Water tank with pumping arrangement.
Parking	Covered & open parking for two & four wheeler.
NOTE: - Specifications are subject to change if required.	



Government

Shilpa

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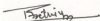
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IN WITNESSETH WHEREOF THIS DEVELOPMENT
AGREEMENT IS EXECUTED TODAY ON 6TH DAY OF AUGUST,
2013, AT AURANGABAD.

WITNESSES :-



1) Rakesh Harakchand
Sethiya

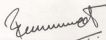
OWNER



M/s. Shreehari Associates Pvt. Ltd.,
Through: It's Director,
Sachin Madhukarrao Mulay



2) Shreyans Deepak
Munot



DEVELOPER,

M/s. Rajveer Infra Projects
Through: It's Partner:
Pritesh Arun Munot

