

AGREEMENT TO SALE

This Agreement to Sale is made at Aurangabad this.....day of.....
in the year Two Thousand and Seventeen.

BETWEEN

Name

Address

(Hereinafter called as GPA holder/ Grantor/Owner/Promoter which expression unless repugnant to the context and meaning thereof, shall mean and includes the Company, all its directors, Shareholders, Assigns, Executors, etc)of the **FIRST PART**

AND

1. _____S/o _____(PAN : _____)

Age: _____ Years, Occupation _____

R/o _____,

_____, _____.

Hereinafter called "THE ALLOTTEE" (which expression unless it be repugnant to the context or meaning thereof, be deemed to mean and include their heirs, executors, administrators, and assigns) OF THE **OTHER PART**.

WHEREAS, the property in _____Tq. & Dist.
Aurangabad totally admeasuring _____sq. mtrs. was purchased by
_____ Vide Registry No _____

AND WHEREAS The project "_____" building name "_____" is being developed on the said landed property admeasuring area of _____ Sq. Mtrs.

AND WHEREAS, the promoter has selected the said land for the purpose of development of Housing Project named _____ and the building TYPE "_____" and accordingly the promoter has obtained the building permission from _____ for Residential Apartment/Commercial Building vide permission No. _____ dated _____ from _____.

AND WHEREAS, the promoter has already started the construction of residential apartment project on said land and Project Registered under MAHARERA vide registration No. _____

AND WHEREAS the Allottee approached the Promoter herein with a desire to purchase independent ownership unit in the said scheme known as "_____" Building "_____" after verification and satisfaction of the title documents, details of project, specification of Flats etc., the purchasers have agreed to purchase _____, admeasuring _____ sq. mtrs. carpet area on and upon the terms and conditions as contained herein.

AND WHEREAS the Purchasers covenant with the Vendor that they have satisfied themselves in respect of the ownership, title, specifications, building plans, amenities and facilities, etc. in respect of the said Flats & the entire scheme and relying upon the said undertaking and assurance of the Purchaser the Vendor herein agreed to allot to the Purchaser the said Flat , admeasuring _____ Sq. Mtrs. carpet area in the said Scheme named _____ in building "_____".

AND WHEREAS by virtue of the Promoter has sole and exclusive right to sell the Flats in the said land/s to be constructed by the Promoter on the

project land and to enter into Agreement/s with the Allottee(s)/s of the Flatted building to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects, the sanctioned plans, and of such other documents related to the project.

AND WHEREAS the RERA carpet area of the said Flat is _____ square meters and "carpet area" means the net usable floor area of a Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the Flat.

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

AND WHEREAS, the Promoter is required to execute a written Agreement for sale of said Flat with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Flat.

WHEREAS, the Declaration under Sec. 2 - A of Maharashtra Apartment Ownership Act which is registered at Serial No. _____, dated _____ at the office of Sub-Registrar No. ____, Aurangabad and thereby proposed

_____, buildings “_____” is submitted to the provisions of Maharashtra Apartment Ownership Act, 1970.

AND WHEREAS purchaser has gone through all the above referred documents and is satisfied with the title of owners in respect of the property. The purchaser requested the builder to allot the **Flat No. xxxx** in _____building _____ respectively on _____ Floor having carpet area of _____Sq. Mtr as per **RERA** (Excluding the area of terrace, balcony and boxes, staircase, as per Deed of Declaration) as shown in drawing attached, in _____at _____, Plot No._____ CTS/Gut no- _____, situated at _____, Tq. _____ Dist. _____ within the local limits of _____ which is specifically described in Schedule-B hereunder and the parties to the Agreement also agreed for the same on the following terms and conditions.

1) That, the builder agreed to sale the Flat No. _____ in _____at _____, Plot No._____ CTS/Gut no- _____, situated at _____, Tq. _____ Dist. _____ to the purchaser for the total consideration of **Rs. _____/-**(Rupees _____ only), which excludes GST or any other charges payable to government, MSEB, Society Formation, Maintenance, Stamp Duty, Registration Charges, etc... . out of above consideration, the purchaser paid the earnest amount of Rs. _____/- (Rupees _____ only) to the Owner/ Builder/ Developer as under :-

Cheque No./NEFT/RT GS	Date	Amount Rs.	Bank Name

And the Builder / Developer hereby acknowledges and admit the receipt of the above consideration amount. The remaining amount of consideration of Rs. _____ /- (Rupees _____ only) will be paid by the purchaser as below scheduled date of this agreement. The construction of the flat is already started. Following Payment Terms is discussed by both parties at the time of booking.

10% Booking (On or before Agreement)

20% Amount immediately after execution of Agreement

20% Amount on Completion Of Plinth

20% Amount On Completion Of First Slab

10% Amount After Completion of All Slabs (Till Purchasers Floor)

10% Amount on Starting of Finishing Work, Like Tiles, Plumbing, Electrical Fittings

5% Amount On Finishing of all Work

5% on Possession of Flat or On Sale Deed whichever is earlier

2) That the time for payment of remaining amount of consideration is treated as essential term of this contract, because it is well understood that because of non-payment of remaining amount of consideration on the stated time, the construction of all the Flats is likely to hamper. If the purchaser fails to pay the stipulated amount on the stipulated date, he will have to pay the interest @ SBLR+2% annum rate per month for every delayed payment. Even by paying the interest the maximum delay of three months will be condoned and thereafter the right of purchaser to purchase the Flat will automatically stand canceled without any further notice for the same and the

builder will be at liberty to sell the said Flat to anybody. The Builder shall be entitled to deduct 25% of total consideration amount of flat.

3) In addition to the above amount of consideration as stated in Clause No.1, the Purchaser will also have to incur the expenses of execution and registration of Agreement to Sale & Sale deed at actual and will have to pay actual plus legal fees for execution of the same. Further the expenses for obtaining electric connection from MSEB in respect of Flat under agreement shall be paid by purchaser separately. The purchaser further agrees to pay society sinking fund i.e. Rs. _____/- Per Flat unit Purchaser or as per the decision at the time of association formation/society formation as per provisions of Maharashtra Apartment Ownership Act, 1970.

4) That, the construction of the building will be in accordance with the approved plan of Municipal Corporation, Aurangabad. However, the Owner / Builder / Developer shall be entitled to make any modification in the plan as deemed necessary, for the just and proper construction of the building. However if there is any change of number or floor in respect of the Flat under sale, the builder shall have to obtain oral consent from the purchaser. The Builder / Developer shall complete the flat and give possession till July 2025 from the date of execution of agreement. However, if the completion is delayed due to any reason, beyond the control of the Builder, the period of construction will automatically be deemed to have been extended. That, the Builder / Developer / Owner shall be entitled to reasonable extension of time for delivery of the Units, if the completion of the building in which the Unit/s is/are situated is delayed on account of –

Non-availability of steel, cement, sand & other building material
Water or electric supply; war, civil commotion or Act of God.

Any notice, order, rule, notification of the Government and/or other public or Competent Authority.

5) That the Construction of the building shall be in standard quality material. However, the specifications of the material to be used for construction of the building and particularly the Flat under sale and amenities to be provided for the same are given in Schedule-C annexed hereinafter. But, if the purchaser desires to have any change, in the said specification the builder will do the same provided that, the purchaser will have to pay the separate extra charges for the same.

6) That, the maintenance services like repairing of leakage of toilet, repairing of door and windows, C.P. Fitting etc., will be done by Builder up to one year after notice of possession of flat is given. After one year, the Purchaser himself has to do such maintenance at his own cost. The Builder will not be liable to give repairing or maintenance service like repairing of cracks, ceramic/vitrified tiles and coloring of the unit after one year of giving notice of possession irrespective of the fact that, the purchaser takes actual possession or not.

7) That on completion of the construction of flat under sale, the purchaser shall be given intimation by the builder and within a month from the said intimation the purchaser will have to pay all the dues towards the price of the Flat and get the conveyance deed executed in his favour at his own cost and take the possession of the flat. Even if, the Purchaser fails to obtain the possession of the Flat under agreement by paying all dues of the Builder, within a month of intimation, he will be liable to pay all the recurring charges of the Flat under agreement, such as, charges of the association, Municipal Taxes, Gram Panchayat taxes, etc.,

8) That the Owner / Builder / Developer is at liberty to revise the construction plan referred above and accordingly correction in the Deed Declaration U/sec.2-A of Maharashtra Apartment Ownership Act, 1970 shall be carried out. But however, such modification in the construction plan and correction in the declaration will not have any effect on the Flat Purchased by the Purchaser. There is a deeming consent of the Purchaser for such modification or correction.

9) That, it is made clear by the Owner /Builder / Developer to the Purchaser, that there is no facility of water line till date in that locality by Municipal Corporation Or any other Authority. Water line will be provided by the Builder from a borewell in the land / open space, but, the Builder does not take the responsibility of sufficiency of water as there cannot be guarantee about water level in the borewell. The Purchaser shall be liable to bear and pay his proportionate share in the consumption of water and light bill.

10) That, on completion of construction of the building, the Builder shall be at liberty to hand over the possession of the Flat under sale to the Purchaser. However, in case the water connection facility is made available in that locality by the Group Gram Panchayat, Municipal Corporation or MIDC Authority, the purchaser is at liberty to obtain such water connection at his own cost and Builder will not be responsible for providing such water connection.

11) That, from the date of possession or completion of construction of the Flat under agreement or execution of sale-deed, whichever occurs earlier, the Purchaser will be bound to pay all the taxes of State Government and that of local authority and other taxes attributable to the Flat purchased by him, whether assessed separately or not.

12) That, the Flat under sale will be governed by the provisions of Maharashtra Apartment Ownership Act, and all the terms and conditions of deed of declaration referred above and the bye laws and rules given will be applicable to the Purchaser.

13) That, the Purchaser shall use the Flat or any part thereof, or permit the same to be used only for the residential purpose. The Purchaser shall use the common parking space only for the purpose of parking of his own vehicle. THE Builder/developer have rights to allot covered parking area as per there wish. The purchasers don't have any rights in covered parking area of the premises.

14) That, the Builder will be liable to pay all the taxes of local body or of State Government or any authority in respect of the flat under sale, till the date of possession or completion of construction of Flat under sale, whichever occurs earlier.

15) That, the Purchaser will be liable to bear and pay increase in local taxes, water charges and such other levies, if any, which are imposed by the concerned authorities on account of change of the use of the said flat by the purchaser viz., use for any purpose other than for specified purpose.

16) DEFECT LIABILITY

16.1 Five years from the date of handing over the possession of Apartment / Flat to the Purchaser or date of Occupancy Certificate which is earlier, the Purchaser brings to the notice of the Developer any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then,

wherever possible such defects shall be rectified by the Developer at his own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Developer, compensation for such defect in the manner as provided under the Act. Provided however, that the Purchaser shall not carry out any alterations of the whatsoever nature in the said apartment of phase/ wing and in specific the structure of the said unit/ wing/ phase of the said building which shall include but not limit to columns, beams etc. or in the fittings therein, in particular it is hereby agreed that the Purchaser shall not make any alterations in any of the fittings, pipes, water supply connections or any erection or alteration in the bathroom, toilet and kitchen, which may result in seepage of the water. If any of such works are carried out without the written consent of the Developer the defect liability automatically shall become void. The word defect here means only the manufacturing and workmanship defect/s caused on account of wilful neglect on the part of the Developer, and shall not mean defect/s caused by normal wear and tear and by negligent use of apartment by the Occupants, vagaries of nature etc.

16.2 That it shall be the responsibility of the Purchaser to maintain his unit in a proper manner and take all due care needed including but not limiting to the joints in the tiles in his apartment / Flat are regularly filled with white cement/epoxy to prevent water seepage. Further where the manufacturer warranty as shown by the developer to the Purchaser ends before the defects liability period and such warranties are covered under the maintenance of the said unit/building/phase/ wing, and if the annual maintenance contracts are not done/renewed by the Purchaser the Developer shall not be responsible for any defects occurring due to the same.

16.3 That the project as a whole has been conceived, designed and constructed based on the commitments and warranties given by the vendors/ manufacturers that all equipment's, fixtures and fittings shall be maintained and covered by maintenance/warranty contracts so as it to be sustainable and in proper working condition to continue warranty in both the apartment / Flats and the common project amenities wherever applicable.

16.4 That the Purchaser has been made aware and that the Purchaser expressly agrees that the regular wear and tear of the unit/ building/ phase/ wing includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature of more than 20°C and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect. It is expressly agreed that before any liability of defect is claimed by or on behalf of the Purchaser, it shall be necessary to appoint an expert who shall be a nominated surveyor who shall survey and assess the same and shall then submit a report to state the defects in materials used, in the structure built of the unit/phase/ wing and in the workmanship executed keeping in mind the aforesaid agreed clauses of this agreement.

16.5) That, the Purchaser after obtaining the possession of the tenement shall not cause any such act thereby causing any damage to the RCC structures, flooring, common walls or other items and thereby cause any damage to the building as a whole.

17) That, any liability of whatsoever nature under GST and any other govt taxes if any arising out of this agreement / sale transaction shall be solely borne and paid by the Purchaser as and when the liability to pay the same arises. It is understood between the parties that at any point of time if the Owner/Builder will put to pay such liability of GST and other taxes, it can

recover from the purchaser and the Purchaser is bound to pay this amount to the Owner/Builder within 15 days from the date of demand of such payment. In case the Purchaser is unable to pay the amount demanded within given period of 15 days, the purchaser shall be liable for interest, penalty etc. levied on such late payment and till clearance of these dues, the Builder shall have charge over the property under sale.

18) That, after obtaining the possession of the Flat by the Purchaser, the Purchaser shall use the Flat in such a fashion that he will not cause any obstruction or interference to the occupiers of the _____, either because of his own conduct or conduct of his family members or any person visiting him.

19) The Purchaser for himself and with intention to bring all persons into whosoever hands the Unit/s may come, doth hereby covenants with Owner / Builder / Developer as under :-

(I) To maintain the Units at the Purchaser's own cost and keep it in good tenable repairs and condition from the date of taking possession of the Unit and shall not do or suffer or change/alter or make addition in or to the building in which the Unit is situated, and in the Unit itself or any part thereof may be against the rule, regulations or bye-laws of the concerned local or any other Authority.

(II) Not to store in the Unit any goods, which are of hazardous, combustible or dangerous nature or so heavy, as to damage the structure of the building in which, the Unit is situated or storing of which goods is objected to by the concerned local or other Authority, and shall not carry or cause to be carried heavy packages to upper floors, which may damage or are likely to damage the staircases, common passages or any other

structure of the building in which, the Unit is situated, including entrances of the building in which the Unit is situated and in case any damage is caused to the building or the Unit on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences thereof.

(III) To carry at his own cost, all internal repairs to the said Unit and maintain the Unit in the same condition, state and order in which, it is delivered by the Owner / Builder / Developer to the Purchaser and shall not do or suffer to be done anything in or to the building in which the Unit is situated or to the Unit which may be in breach of the rules and regulations and bye-laws of the concerned local Authority or other public authority. And in the event of the Purchaser shall be responsible and liable for the consequences thereof.

(IV) Not to demolish or cause to be demolished the Unit or any part thereof, nor at any time make or cause to be made any addition or alteration of whatsoever nature in or out side of the Unit or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Unit is situated and shall keep the portion, sewers, drains, pipes in the Unit and appurtenances thereto in good tenantable repairs and condition, and in particular, so as to support shelter and protect the other parts of the building, in which the Unit is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural Members in the Unit without the prior written permission of the Assignor.

(V) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said land and the building in which the Unit

is situated or any part thereof or whereby any increased premium shall become payable in respect of insurance.

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

(VII) Pay to the Owner / Builder / Developer within 30 days of demand by the Owner / Builder / Developer, his share of security deposit demanded by concerned local Authority or Government for giving electricity or any other service connection to the building in which the Unit is situated.

(VIII) To bear and pay any increase in local taxes, insurance and such other levy, if any, which are imposed by the concerned local Authority and/or Government and/or other public Authority, on account of change of tariff etc.

(IX) Not let, sub-let, transfer, or part with the Purchaser's interest in or benefits of this Agreement until all the dues payable by the Purchaser to the Owner / Builder / Developer under this agreement are fully paid up and only if the Purchaser had not been guilty of breach of or non-observance of any of the terms and conditions of this agreement and until the Purchaser has intimated in writing to the Owner / Builder / Developer of his said intention.

(X) The Purchaser shall observe and perform all the rules and regulations with the association of apartment owners and/or Condominium may adopt at its inception and the additions, alterations or amendments thereof that may be made from time-to-time for protection and maintenance of the said building and the Units therein and for the observance and performance of the Building Rules, regulations and Bye-laws for the time-being of the concerned local Authority and of Government and other public bodies. The

Purchaser shall also observe and perform all the stipulations and conditions laid-down by the Association/Society, regarding the occupation and use of the Unit in the Building and shall pay and contribute regularly and punctually the taxes, maintenance, expenses or other outgoings in accordance with the terms of this Agreement.

XI) Till a Deed of transfer/allotment of Unit and the building in which Unit is situated is executed the Purchaser shall permit the Owner / Builder / Developer and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said land and buildings or any part thereof to view and examine the state and condition thereof.

XII) That, the Unit Purchaser of _____ shall use the Unit for the residential purpose only and no other use is permitted unless it is specially mentioned in the Agreement to sale.

XIII) Business of Flourmill, meat shop, wine shop and/or stocking of explosives is strictly prohibited in the area of _____.

xiv) The Owner / Builder / Developer shall be at liberty to amend the Deed of Declaration as and when required at any time. No Unit Purchaser will be entitled to object for such amended Declaration, and it will be binding on all the Unit Purchasers irrespective of their date of purchase.

Variation in Area: Reduction of area upto 3% of any Unit against the specified area in the Schedule due to variation of design in measurement shall be acceptable to Unit Purchaser and such reduction shall not be challenged by the Purchaser on any ground.

Terrace Area: Top terrace area of all Apartment building will belong to Builder / Developer only, but all Unit owners can enjoy the facility of terrace area of their respective buildings and if in future additional FSI/TDR becomes available or granted by competent authority then only Assignor can use the additional FSI/TDR for construction of additional area by way of adding floors on the terrace and to sale that additional area. No Unit Purchaser will have any objection during the construction of such additional floors and shall bear inconvenience, if any. No separate consent/permission from the Unit Purchaser in the building will be required and it will be deemed that, the Unit Purchaser have given express consent/permission for such additional construction on the terrace of the building.

20) Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Unit or of the said land and building or any part thereof. The Purchaser shall have no claim, save and except in respect of the Units hereby agreed to be sold to him. All open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces etc. will remain the property of the Owner / Builder / Developer as hereinbefore mentioned and the Assignee will have right to use them only.

21) Any delay tolerated or indulgence shown by the Owner / Builder / Developer in enforcing the terms of this agreement or any forbearance or giving of time to the Purchaser by the Owner / Builder / Developer shall not be construed as a waiver on the part of the Owner / Builder / Developer of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser and shall not in any manner prejudice the rights of the Vendors and Owner / Builder / Developer.

22) All notices to be served on the Purchaser, as contemplated by this agreement shall be deemed to have been duly served if sent to the Purchaser by registered post at his/her address last available with the Owner / Builder / Developer.

23) This Agreement shall always be subject to the provisions of the Maharashtra Apartment Ownership Act and the Rules made thereunder.

24) The Builder / Developer shall give its consent to the Purchaser for mortgaging the said property to any Bank/Financial Institution for obtaining loan to pay the balance consideration amount.

25) The parties, if deemed necessary shall enter into such Supplementary Agreements, Revised or Supplemental Agreements, Undertakings and execute the Agreement to sale / Sale Deed, as may be necessary to give the effect to the transfer of the rights in respect of the said Units and thereby to enable the Purchaser to have the proper title over the said property.

26) In the event of any difference or dispute between the parties arising out of this agreement and in the event of breach of any of the provisions of this Agreement it shall be referred to the Sole Arbitrator in accordance with the Arbitration Act and the venue of such arbitration shall be at Aurangabad and be governed by the provisions of the Arbitration and Conciliation Act, 1996 or any re-enactment or modification thereto.

27) That, this Agreement shall be subject to the jurisdiction of Courts in Aurangabad and no other Courts shall have jurisdiction over any dispute or difference arising hereunder.

28) That, the purchaser after obtaining the possession of the flat shall not cause any such act thereby causing any damage to the RCC structures, flooring, common walls or other items and thereby cause any damage to the building as a whole.

29) That, the Owner / Builder / Developer is at liberty to modify the construction plan and obtain the revised construction permission and also to amend the declaration of apartment referred above. In accordance with the contents of the agreement to sale and to have the smooth working of the Association and Flat purchaser will have no objection for obtaining such revised construction permission or to amend the declaration provided that there is no change in the unit under sale without the consent of the purchaser.

30) That in future if the floor space index (FSI) is made available or granted by the Municipal Corporation Authority or any Govt. authority / Corporation, then the area available to the plot / land will be utilized by the Builder / Owner only or the said FSI from the said land can be transferred or sold and the respective flat purchaser shall have no objection for transfer of utilization of FSI.

31) That flat purchaser will be bound to be the member of the Association and will have to pay the membership fees and registration charges being one time maintenance charges and also have to pay regular subscription of the association and purchaser will also be liable to pay his share in the common expenses on account of maintenance of the building as a whole and common space, staircase, sweeping, cleaning, lighting, colouring and common water charges.

32) That purchaser shall be entitled to take possession of the flat only if he has duly observed and performed all the obligations and stipulations contained in this agreement and on his part to be observed and performed and has also duly paid to the Builder / Owner all and whatsoever the amounts payable by him under this agreement.

33) It is agreed by the flat purchaser that he shall not throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said flat in the compound or any portion of the said land and the building in which the flat is situated.

First Schedule above referred to

Description of the property

All that piece and parcel included in the landed property at in _____ at _____, Plot No. _____ CTS/Gut no. _____, situated at _____, Tq. _____ Dist. _____ to the extent of _____ Mtr. within the jurisdiction of Sub – Registrar of _____ and within the territorial limits of _____ of city of _____, bounded as under;

On or towards East : _____,

On or towards West : _____

On or towards North : _____

On or towards South : _____

SCHEDULE 'A'

Description of Flat no-

**All the piece and parcel of _____
admeasuring _____ sq. mtrs.of Carpet area.**

Bounded as:-

On or towards the East: _____

On or towards the West: _____

On or towards the South: _____

On or towards the North: _____

SCHEDULE 'B'

Floor Plan of the Flat no

ANNEXURE A - Copy of Index II of Plot Purchase Deeds.

ANNEXURE B - Copy of 7/12 extract/PR CARD.

ANNEXURE C-1 - Copy of the Approved Layout plan of Land.

ANNEXURE C-2 - Copy of Proposed Layout Plan of the Project.

ANNEXURE D - Copy of the plans and specifications of the Flat.

ANNEXURE E - Specification and amenities for the Flat,

SPECIFICATIONS

SIGNED AND DELIVERED BY THE WITHIN NAMED

Allottee: _____

At Aurangabad on _____

SIGNED AND DELIVERED BY THE WITHIN NAMED

Promoter:

FOR 1)

WITNESSES:

Name _____

Signature _____

Name _____

Signature _____

Note: This is draft agreement to sale, which will be modified as per discussion between both parties. This is draft is not mandatory on both parties. This is for the purpose of RERA registration only.