

Value –
Government Valuation –
Consideration -
Stamp Duty –
Regn. Fees –

THIS AGREEMENT FOR SALE is made and entered into at
NASHIK on this ____ day of _____, 2016.

BETWEEN

1)M/S. GANESH ENTERPRISES a partnership firm having PAN No.**AANFG2506Q** through it's Authorised Partner Shri **Suresh Laxman Khire** Age 62 years, office at 1st floor, Hari Krupa, above Shri Hari Mangal Karyalaya, Pandurangwadi Lane No.1, Dombivli(E), 421 201, Taluka - Kalyan, District - Thane, hereinafter referred to as **"THE BUILDER/DEVELOPER"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their legal heirs, executors, administrators and assigns) of the **FIRST PART**;

AND

Shri/Smt/M/s_____,
Age____ years, Occupation/Business_____
residing at:_____

Having PAN No. _____ hereinafter referred to as **"THE PURCHASER"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his/her/their legal heirs, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS by an Agreement for Sale dated 19/10/1988 having sr. No.6971 registered at Sub-Registrar Nashik through Power of Attorney dated 22 /04 /1987 the owner Smt. Anupama Arvind Pathak has agreed to sale her piece and parcel of land bearing Revenue Survey No. 24 B, Hissa No. 1, Plot No.2 of Nashik City Survey admeasuring 476 sq. Meters (4 Gunthas 76 sq.yard) situated at Anandvalli, Taluka – Nashik, District – Nashik more particularly described in the Schedule written hereunder to the Builders/Developers herein on certain terms and conditions mentioned in the said Agreement. Thus M/s. Ganesh Enterprises owns and possesses a piece and parcel of land bearing Revenue Survey No. 24B, Hissa No. 1, Plot No.2 of Nashik City Survey admeasuring 476 sq. meters situated at Anandvalli, Taluka – Nashik, District – Nashik.

AND WHEREAS as per order No.LNA/SR/178/75, Nashik dated 11/02/76 order passed by the District Collector, Nashik Division Nashik permission has been granted to the purchaser to use out of the said plot of land area admeasuring about 476

sq.mtrs. for non-agricultural purpose i.e. construction of residential building on the said plot of land as per sanctioned plan from the local Competent Authority.

AND WHEREAS as per the said order the local Tahasildar/ Talathi has passed necessary order and accordingly issued form No.2 dated 13/05/2014 in respect of the said property for effectively converting the said plot of land into Non Agricultural use.

AND WHEREAS by virtue of the **Development Right Certificate No. 623** dated 1st April, 2013 the ADTP Nashik Municipal Corporation, Nashik has approved 800 sq. mtr. F.S.I. (Builtup) on Plot of land Survey No.87/1(1D)(D/1)Gangapur. Out of which the Builder/Developer herein have purchased the TDR of 190 sq.mtrs. Under the agreement of transfer of Development Rights dated 22/4/2013 executed by and between Mr. Shreyas Prakash Yande and the Builder/Developers with confirmation from the original owner's of the said plot of land as mentioned hereinabove. The said agreement is registered with the office of Sub-Registrar Nashik at **Sr. No.NSN5/4987/2013 on 22/4/2013.**

AND WHEREAS as per 7/12 extract of the said plot of land the area of the said plot is admeasuring about 476 sq. mtrs. However as per property card and government Sanad the area of the said plot of land is admeasuring about 492.2 sq.mtrs. The Builder/Developer has prepared the construction plan of proposed building on the said plot of land assuming area as per 7/12 extract i.e. 476 sq.mtrs. The TDR used for the said construction project also assuming the area of the plot as 476 sq.mtrs. Thus the entire project is worked out considering the area of the land as 476 sq.mtrs. However in consideration of property card and government sanad of the said plot of land the area of the plot is 492.2 sq.mtrs. Hence there is a balance area admeasuring about 16.2 sq.mtrs. not utilised for the present project which all rights of which will remain with the Builder/Developers for future permissible development purposes.

AND WHEREAS the Builder/Developer submitted plans to Nashik Municipal Corporation, for proposed development of plot of land more particularly described in schedule 1 written hereunder.

AND WHEREAS Builder/Developer has also obtained the building permission and Commencement Certificate from the

Nashik Municipal Corporation, Nashik under LND/BP/SAT/B1/46/525 dated 06/05/2014 and have commenced the construction work of the proposed building to be known as "GANADHISH"

AND WHEREAS the Builder/Developer has entered into a standard agreement with an Architect A. R. Chikodi, Vastukala Design Build Solutions Pvt. Ltd. registered with the council of Architects and such agreement is as per the agreement prescribed by the Council of Architects whereby the Builder/Developer has appointed a structural Engineer for the preparation of the structural design and drawings of the said building and the Builder/Developer accepts the professional supervision of the Architect and structural Engineer till the completion of the building.

AND WHEREAS as per the above recited agreements and permissions the Builder/ Developer is entitled to develop the said property and carry out the construction of the building at their own cost and expenses and to dispose of the residential flats/units constructed in the said building on ownership basis and to enter into agreements with the purchasers and to receive the sale price in respect thereof and upon such disposal of the flats/shops/office /units in the proposed building to convey the said land together with the building constructed thereon in favour of the Cooperative Housing society, Association of Flat Owners or Company registered of all those several persons acquiring the respective flats/shops/units in the proposed building under provisions of Co op societies Act, Apartment Ownership Act or Companies Act as the case may be.

AND WHEREAS the Builder/Developer hereby declares that the aforesaid Agreement and building permission are still valid and subsisting.

AND WHEREAS as the Builder/Developer alone has the sole and exclusive right to sell the Flats / Shops in the said building to be constructed by the builder on the said land and to enter into agreements with the purchasers of the Flats/Shops and to receive the sale price in respect thereof.

AND WHEREAS the Purchaser has agreed to pay the sale price/consideration in respect of the flat/shop/unit in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Constructions, Sale, Management and Transfer) Act, 1963 and in accordance with the progress of the construction work of the said scheme.

AND WHEREAS under section 4 of the said Act the Builder/Developer is required to execute a written agreement for sale of the said flat with the flat purchaser being the present agreement and also to register the said agreement under the provisions of the Registration Act.

AND WHEREAS by executing this agreement the Purchaser has accorded his/her consent as required under section 9 of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 whereby the Builder/Developer are entitled to sell, mortgage or create charge on any flats/shops/units etc., which is not hereby agreed to be sold.

AND WHEREAS the copies of extract of Village VII and XII and City Survey revenue record showing the nature of the title of the builder to the said land on which Flats/Shops, offices are constructed, and are to be constructed and copies of plans approved by concerned authority have been annexed hereto.

AND WHEREAS after getting satisfied with all the documents, papers in connection with the said property and in connection with the said building construction work, agreeing to the above said terms, the purchaser herein have/has decided to purchase a self-contained flat no.____, admeasuring _____ sq.mtrs. Carpet area (equivalent to _____ build up area) situated on _____ floor of the proposed new building to be known as "Ganadhish" to be registered under Co- operative Housing Society or Apartment Ownership or Company as the case may be under provisions of respective acts on the ownership basis TOGETHER WITH proportionate undivided interest in the common areas and facilities more particularly described in the schedule III written herein under.

NOW THEREFORE THIS AGREEMENT WITNESSES AND IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS. :-

1. The Builder/Developer shall construct the building consisting of stilt and four upper floors or as may be permitted on the said plot of land bearing Survey No. 24 B, Hissa No. 1, Plot No.2 of Nashik City Survey admeasuring 476 sq. meters situated at Anandvalli , Taluka – Nashik, District – Nashik in accordance with the plans, design, specifications sanctioned by the Nashik Municipal Corporation and which has been seen and approved by the flat purchaser with only

such variations and modifications as the Builder/Developer may consider necessary or as may be required by the Nashik Municipal Corporation or any of them. Provided that the Builder/Developer shall have to obtain prior consent in writing of the flat purchaser in respect of such variations or modifications which may adversely affect to flat of the purchaser.

2. In consideration of the aforesaid representations of the Builder/ Developer, the purchasers herein agrees to purchase, possess and acquire the said flat (More particularly described in the Schedule of Property mentioned at the end hereof) and the undivided shares in the common open space of the said plot of land on ownershiprights and title & interest, and benefits therein or connected thereto for the lump sum Consideration of Rs. _____/- (Rupees _____ only) from the Builder/Developer.

3. The Flat purchaser have agreed to pay to the Builder/Developer the price consideration mentioned hereinabove in the following manner, viz.

- i) Rs. _____/- (Rs. _____ Only) being 5% of the price/ consideration to be paid on or before the execution of this agreement as and by way of earnest money;
- ii) Rs. _____/- (Rs. _____ Only) being 15% of the price consideration should be paid at the time of Agreement.
- iii) Remaining amount shall be paid according to the progress of construction work in respect of the said flat as per stages mentioned below:

3a. The purchaser hereby agrees to purchase from the Developers and the developers hereby agrees to sell to the purchaser Flat No _____ on the _____ floor in the building to be known as Ganadhish (herein after referred to as "the said building ") having _____sq. mtrs carpet area (which is inclusive of area of balcony, door sills, cupboards & flowerbeds) herein after referred to as "the said flat" for the aggregate price of Rs. _____/- (Rupees _____ Only) includes proportionate price of the common areas and facilities appurtenant to the said flat.

3b. The purchaser here by agrees to pay to the developers the said purchase price of Rs. _____(Rupees _____Only) as under.

Sr.No.	Stages	Percentage	Amount
A)	Earnest Money as per 3(i)	5%	_____-/-
B)	At the time of execution of Agreement as per 3(ii)	15%	_____-/-
C)	On Commencement of Excavation	5%	_____-/-
D)	On completion of plinth	10%	_____-/-
E)	On Completion of First Slab	10%	_____-/-
F)	On Completion of Second Slab	10%	_____-/-
G)	On Completion of Third Slab	10%	_____-/-
H)	On Completion of Forth Slab	10%	_____-/-
I)	On Completion of Fifth Slab	10%	_____-/-
J)	At the time of Plaster	5%	_____-/-
K)	Flooring	5%	_____-/-

L)	At the time of Finishing Work	3%	_____-/-
M)	At the time of Possession	2%	_____-/-
	Total	100%	_____-/-

Out of the said total amount, amount of
Rs._____ (Rupees_____ Only) is received from the purchaser as mentioned in the receipt column.

4. The Purchaser agrees to pay to the Builder/Developer the aforesaid installments within 15 days from the date of demand by the Builder/Developer. Beyond 15 days, the Purchaser shall pay to the Builder/Developer interest @ 18% per annum on the amounts due and falling in arrears. However, the Purchaser agrees that the demanded installment shall not be delayed for more than 30 days from its due date and if thereafter, still the installment is not paid, in that event the Builder/Developer shall have the absolute right to rescind this agreement.
5. On the Purchaser committing default in payment on due date of any amount due and payable by the purchaser to the Builder/Developer under this agreement (including his/ her proportionate share of taxes levied by the concerned local authority and other outgoings) and on the Purchaser committing breach of any of the terms and conditions herein contained, the Builder/Developer shall be entitled at their option to terminate this agreement.

Provided always that the power of termination hereinbefore contained shall not be exercised by the Developer unless and until the developer shall have given the flat purchaser 15 days prior notice in writing of his intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which it is intend to terminate the agreement and default shall have been made by the flat purchaser in remedying such

breach or breaches within a reasonable time after the giving of such notice.

Provided further that upon the termination of this agreement as aforesaid the developer shall refund to the flat purchaser the amount so far paid subject to deduction of Earnest amount paid of the flat which may till then have been paid by the flat purchaser to the Developer only on sale of the said flat to any interested purchaser. The developer shall not be liable to pay to the flat purchaser any interest on the amount so refunded and upon termination of this agreement and refund of aforesaid amount by the Developer, the developer shall be at liberty to dispose/sell of any of the said flat to such person and at such price as the builder/developer may in his absolute discretion think fit.

6. The Builder/Developer hereby agree to observe, perform and comply with all the terms, conditions, stipulations, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Flat to the Purchaser, obtain from the concerned local authority occupation and/or completion certificates in respect of the same.

7. On and after full and final payment of the consideration amount of this agreement by the purchaser the Builder/Developer shall have no right, possession, title and/or interest of any nature whatsoever in the said FLAT sold, or any part of it, or in any amenities/facilities and various credits & deposits. The Purchaser shall be solely and exclusively entitled to own, use, occupy, possess and enjoy the same without any hindrance and/or interference of whatsoever nature by the Builder/Developer or any one claiming through or on his behalf in anyway whatsoever and the Purchaser shall be entitled to deal with the same in such a manner as he may desire and think fit & proper.

8. The Builder/Developer hereby declare that the Floor Space Index available in respect of the said

plot is 666 square meters only and that no part of the said floor space index has been utilized by the Builder/Developer elsewhere for any purpose whatsoever. The Builder/Developer has already disclosed that he had purchased 190 sq.mtr. TDR. The particulars of which are already disclosed hereinabove in recital of this Agreement. The Builder/Developer further declares that no other TDR except stipulated hereinabove is utilized for carrying development work on the said plot of land.

9. The Builder/Developer shall construct the said building (wherein the said unit is situated) in accordance with the tentative layout, plans and specifications approved by the Municipal Council, copies whereof have been furnished to the Purchaser. The Builder/Developer are entitled to and have the express right to make any variations, alterations, additions, deletions or amendments to or from the scheme of development of the said building or any part thereof, including relocating/realignment of the overhead and/or underground storage tanks, pumps, water, electricity, sewage and other service utility connections and lines, open spaces, parking spaces and areas and/or varying the location of the access to the said building/s and/or to make and carry out any variations in the location and/or dimensions of the said parking space/s, without prior notice to the Purchaser as the Builder/Developer may deem fit in their sole and unfettered discretion or if the same is required to be made or done for the purpose of meeting any requisition, objection or requirement of the concerned authorities. The Purchaser hereby expressly agrees, undertakes and covenants with the Builder/Developer that the purchaser shall not raise any objections, disputes or requisitions in this behalf and the Purchaser hereby grants his irrevocable and Unconditional consent to the aforesaid which shall be deemed to be their consent under section 7 of the MOF act
10. The Builder/Developer undertake to give possession of the said flat ready for occupation to the Purchaser on or before _____ provided the flat purchaser has paid agreed amount of flat and other

dues to the Developer. Provided that the Builder/Developer shall be entitled to reasonable extension of time for giving delivery in the said flat on the aforesaid date, if the completion of building in which the said flat is to be situated is delayed on account of:

- a) Non-availability of steel, cement, other building material, water or electric energy.
- b) War, Civil commotion or act of God.
- c) Any notice, order, rule, notification of the Government and/or other Public Body or competent Authority.
- d) Any delay on the part of local authority to give Occupation/Completion Certificate after construction of the building by the Builder/Developer.
- e) The Purchaser shall take the possession of the flat within eight days of the Builder/Developer giving written notice to the purchaser intimating that the said flat is ready for occupation.

11. The Builder/Developer hereby declares that, he has paid all the taxes, and other outgoings up-to-date, in respect of carrying development work over the said property and agrees that if any amount is due from them to any competent statutory authority relating to the development work undertaken on the said plot of land by the Builder/Developer, and if any such dues are recovered from the Purchaser, the Builder/Developer agrees to indemnify and always keep the Purchaser indemnified there from.

12. The Builder/Developer hereby agree to observe, perform and comply with all the terms and conditions, stipulations and restrictions any which may have been imposed by Nashik Municipal Corporation at the time of Sanctioning the said plans or thereafter and shall before handing over the possession of the said flat to the flat purchasers, obtained from Nashik Municipal corporation occupation and/or completion certificates in respect of construction of the said building.

13. The Builder/developer hereby agree that they shall before handing over possession of the flat to the flat purchaser and in any event before execution of

conveyance of the said land in favour of the society or Apartment or Company as the case may be to be formed by the purchaser of the flat in the building to be constructed on the said land. As described in schedule I hereinafter referred to as the society make full and true disclosure of the nature of its title to the said land as well as encumbrances if any including right, title, interest or claim of any party in or over the said land and shall as far as practicable, ensure that the said land is free from encumbrances and that the original owner has absolute clear and marketable title to the said land so as to enable them to convey to the said society such absolute, clear and marketable title on the execution of the conveyance of the said land by the builder/developer in favour of the said society.

14. The Purchaser shall become member of the said society or Association of Apartment Owners in the said building and shall abide by its rules, regulations and bye-laws as amended from time to time and shall thereafter promptly and punctually pay taxes, charges and other outgoings of the said FLAT.
15. The Purchaser declares that, he shall use, occupy, possess and enjoy the said FLAT AREA for the residential purposes only.
16. All costs, charges and expenses, penalties, Sales-Tax, Service Tax, Value Added Tax, Works Contract Tax, if any, including Stamp duty, registration charges and expenses in connection with the preparation and execution of this Agreement as well as the Conveyance and other documents and the formation, registration or incorporation of the Co-operative Society shall be borne, shared and paid by the Purchaser alone. The purchaser has agreed to pay the amount payable towards VAT, Service Tax, and Stamp Duty, Registration Fees or any other amounts payable to Government in respect of this agreement to the Builder/Developer within the period of 7 days from its demand.
17. The purchaser himself/herself with intention to bind all persons in to whomsoever hands the said flat may come doth hereby covenant with the Developer as follows:

- To maintain the said flat at purchaser's own cost in good tenantable repair and condition from the day commencing 8 days after notice in writing is given by the builder/developer that the said flat is ready for occupation and use and to take possession of the said flat or the purchaser has taken possession whichever is earlier.
- Not to do anything to the structure of the building constructed on the said plot of land or any passage or other common areas and/or service facilities which may be against rule, regulations or bye-laws of concerned local or any other authority or change either or make addition in or to the building in to the complex in which it is situated or any part thereof the staircase, passage or other common areas or service facilities whatsoever.
- Not to store in said flat any goods which are or may be hazardous, combustible or of dangerous nature or are so hereby or otherwise of such nature as to damage construction or structure of the said flat is situated or storing of which goods is objected to be concerned local authority and shall not carry or cause to be carried heavy packages on upper floors which may damage or likely damage to staircase, common passage and any other structure of said flat and in case of any damage is caused to the structure or the said flat, on account of negligence or default of purchaser in this regard, the purchaser shall be liable for the consequences of the breach, including to make good all and any such damage thereby.
- To carry at his/her own cost all internal repairs of the said flat in good workmen like manner and maintain the said flat and surrounding are in same conditions, state and order in which it was delivered or offered for delivery by developers to purchaser shall not do or suffer to be done anything in or to the structure of said flat or to any of common areas of the complex or service facilities which may be in contravention of the rules and regulations and bye laws of concerned local authority or other public authority and in event of purchaser committing any act in contravention of the above provision, the purchase shall be responsible and liable consequences

thereof to the concerned local authority and/or other public authority as well as to the purchasers or acquirers of said flat, and shall throughout keep the developers, the purchasers of other Flat and Co-Operative Society to unified and save them harmless of from and against any such action and consequences on account thereof.

- Not to demolish or cause to be demolished the said flat or any part thereof, nor at any time make be made any addition or alternation of whatever nature in or any part thereof, nor any alternation in the elevation and outside color scheme of the structure of the said flat, and shall keep the portion, sewers drain pipes and other service facilities in the building and appurtenance thereof in good tenantable repair and condition, and in particular, so as to support shelter and the other parts of the flat is situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs or RCC pardi or other structural construction of the said flat without prior written permission of Builder/developer and/or Co-Operative Society and Competent Authority.
- Not to do or permit to be done any act or thing which may render void or void able any insurance of the said flat is situated or any part thereof of whereby any increased premium shall become payable in respect of insurance.
- Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to thrown from the said flat in the compound or any portion of the said complex in which the said flat is situated.
- To bear and pay increase in local taxes, water charges, insurance premises and/or Government and/or Local Authority or other Public Authority on account of change of use of the said flat by the flat purchaser viz, use for any purpose other than residential purpose.
- The flat purchaser shall observe and perform all the rules and regulations which the society and amendments thereof that may be made from time to time for protection and maintenance of the said building and the flats therein and for the observance and performance of the building rules and regulations and bye-laws for the time being of

the concerned local authority and of Government and other public bodies. The member flat purchaser shall also observe and perform all the stipulations and conditions laid down by the society relating the occupation and use of the flats in the building.

- The purchaser shall duly and faithfully abide by, observe and perform all the rules and regulations which the Co-Operative Society may adopt at this inception and the additional alternations or amendments thereof that may be made from time to time protection and maintenance of said flat therein and for observance and performance of the building rules, regulations and bye-laws for the time being of concerned local authority and of government and other public bodies. The purchasers shall also duly and faithfully abide by, observe and perform and carry out comply with all the stipulations and conditions laid down by the Co-Operative Society regarding the occupation and use of the said flat in the complex and shall pay and contribute regularly and punctually towards taxes, expenses or other outgoings under whatsoever head and wherever levied in accordance with the terms of this agreement.
18. In case the purchaser transfers or proposes to transfer the said flat to any other person or persons before payment of full and final payment of this agreement, necessary consent in writing from the Builder/Developer for such transfer shall be obtained, which consent shall not be unreasonably withheld, otherwise the transfer shall not be binding on the Builder/Developer.
19. In case any security deposit(s) is/are demanded by the concerned local authorities or government for the purpose of giving the water connection to the said building, such deposits shall be payable by the purchaser alongwith the other flat purchaser in the said building. The purchaser agrees to pay to the Builder/Developer within seven days of demand the purchaser's share of such amount or deposit. The purchaser also agrees to contribute proportionate expenses for transformer etc. if

insisted by M.S.E.D. Co. ltd. It is specifically agreed that these expenses will be over and above the charges mention hereinabove in these presents. The Purchaser hereby agrees to pay necessary charges and penalties levied by the Nashik Municipal Corporation.

20. The purchaser shall from the date of possession maintain the said flat at the Purchaser's own cost in good tenantable condition and shall not do or suffer to be done anything in or to the building in which the said building or the premises, staircase or common passage which may be against the rules, regulations of the concerned local or any other authority and the Purchaser shall not change, alter or make additions in or to the said premises or the building or any part thereof.
21. This agreement shall always be subject to provisions of the Maharashtra Apartment Ownership Act(Mah. Act. No.XV of 1971) and the rules made there under/ said Act and the rules made there under.
22. In theevent of any dispute arising between parties hereto or under this agreement including the dispute about account referred to in the forgoing clause the same will be referred to arbitration of one arbitrator if agreed upon or two arbitrators one to be appointed by each party and the arbitration will be governed by the Indian Arbitration Act, 1940 as amended.

SCHEDULE -I

ALL THAT piece or parcel of N.A. land bearing Survey No. 24 B, Plot No.2, Hissa No. 1 (Part), situated at revenue Village Anandvalli, Taluka – Nashik, District – Nashik admeasuring 476sq.mtr. within the limits of Nashik Muncipal Corporation, Nashik Division Building together with membership right of the Co-operative Housing Society (proposed) in the Registration Sub-district Nashik and District Registration Nashik.

The said building“GANADHISH” is bounded as follows:

- On or towards **EAST** : Layout Plot No.1
- On or towards **WEST** : Layout Plot No.3
- On or towards **SOUTH** : 9 mtr. Wide road
- On or towards **NORTH** : Bhosala Military School adjoining Survey No.24/A

SCHEDULE II

ALL THAT Flat No.303, on the 3rd floor admeasuring area about 50 sq.mtrs carpet on of the building known as “Ganadhish”, constructed on Survey No. 24 B, Plot No.2, Hissa No. 1 (Part),Anandvalli , Taluka – Nashik, District – Nashikadmeasuring area about 476 sq.mtrs and additional T.D.R. of 190 sq.mtrs.

**IN WITNESS WHEREOF THE PARTIES HERETO HAVE
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE
HANDS ON THE DAY AND THE YEAR FIRST HEREINABOVE
WRITTEN**

SIGNED, SEALED AND DELIVERED by }
The within named Builder / Developer }
M/S. GANESH ENTERPRISES through }
Its duly Authorised Partner }

_____ }

SIGNED, SEALED AND DELIVERED by }
The within named Purchaser/Transferee }

RECEIPT

RECEIVED from the within named Purchaser a sum of Rs. _____/- (Rupees _____ Only) on or before the execution of these presents, as and by way of payment of earnest money and/ or part payment of consideration of the said Unit in the building as mentioned hereinabove, in the following manner:

- a) Rs. _____/- (Rupees _____ only) in
Cheque/D.D/NEFT/RTGS vide no. _____
dated _____ drawn on _____
Bank _____ Branch.
- b) Rs. _____/- (Rupees _____ only) in
Cheque/D.D/NEFT/RTGS vide no. _____
dated _____ drawn on _____
Bank _____ Branch.

This receipt shall be valid subject to realisation of the aforesaid cheque/s).

We say received Rs. _____/-

**Partner
For GANESH ENTERPRISES**

Witness :

- 1) _____
(Mr./Mrs. _____)
- 2) _____
(Mr./Mrs. _____)

SCHEDULE III

(List of the general specifications of fixtures, fitting and other amenities)

- The building will be of RCC frame structure.
- R.C.C. overhead & underground water tank.
- 600m x 600m Vitrified flooring throughout the flat with 4" skirting.
- Decorative main door with brass fittings.
- Elegant granite cooking platform with S.S. sink and provision for exhaust fan.
- 300m X 450m Ceramic tiles dado up to door height in kitchen.
- Bathroom & WC will be provided with 300m x 300m designer ceramic tile flooring & Glazed tiles dado in Toilets up to door height.
- Concealed plumbing with good quality C.P. fittings.
- Wash basin will be provided in master toilet and passage/ common toilet.
- Powder coated aluminium sliding windows with glass & mosquito net frame.
- Concealed copper wiring with adequate electrical points with modular switches.
- Cable T.V. & telephone point provision.
- External Acrylic Paint and Internal putty finish wall with plastic emulsion paint.
- One manual door traction lift will be provided.
- Note – The Developers reserve the right to alter the layout, plans, amenities, specifications or features without prior notice or obligations.

