Date:

PROVISIONAL ALLOTMENT LETTER
Mr _____
_____
_____
PAN NO.:
Dear Sir,
Subject: Provisional Allotment of Flat No.__ admeasuring ____sq feet carpet area approximately equal
to ____sq metres on ____floor, in the project known as GuruDev , situated at Plot No :- 1 Gut No 46 Hissa No:- 3(p) C.T.S No:- 9280 and Plot No :- 2 Gut No 46 Hissa No:- 3(p) C.T.S No:- 9280, Ambernath East.
Area: _____
Flat No:_____
Total Values:_____

1. With reference to your provisional Allotment of the said flat and upon you handing over to us the cheque of Rs_____ Cheque No_____ dated _____, drawn on _____Bank towards the initial deposit amount we acknowledge the receipt of the same.
2. It is agreed and understood that the allotment of the said flat is only provisional.

3. You have also agreed and confirmed that you shall execute a written agreement for sale in respect of the said flat, subject to making 10 percent of the total value of the said flat or as and when called to you for executing the agreement, whichever is earlier.

4. The total consideration for the said flat is Rs _____. You hereby confirm the schedule of the payment described in aggrement and will make payment accordingly in time. Time being essence of payment. In case of any failure on your part to make payment as per schedule given here in below we have a right to forfeit the amount paid by you and /or charge interest as per Real Estate (Regulation and Development) Act, 2016, up to the date of payment on amount due and shall be entitled to terminate the allotment of flat without giving any notice to you.

5. You have inspected the approved plans and title documents of the land; however we are entitled to modify the plans as required by Ambernath Municipal Council.

6. You also confirm that until the time of agreement is executed, you shall not have any right, title,interest in respect of the said flat and amount paid shall remain with us as a non-interest bearing deposit.

7. You have agreed and confirmed that …… is payable by you over and above the cost of the said Flat towards betterment development charges, legal fees etc. which shall be paid as and when demand is made by us on that behalf and the said amount is non – refundable and is payable prior to registration of the Agreement for Sale.

8. We shall have full right and absolute authority and shall be entitled to at any time hereafter to change alter and amend the layout, plans, designs; elevation etc. of Guru Dev and you shall not have any objections in this regard.

9. The transaction covered by this agreement is understood to be a sale liable under the Goods and Services Tax as per the existing regulations. The GST or any other tax

that is liable to be paid or may become liable to be paid in future under any statute Central to State shall be payable by the purchasers.

10. You are requested to sign in confirmation of accepting the terms as mentioned hereinabove by subscribing your signature on this letter and copy of this letter.

11. The carpet area shall include the door jams and RCC columns offset, however the actual carpet area on site shall differ coz of skirting, POP, Tiling, Plaster and you shall not object to such difference or be entitled to any remuneration for such difference in carpet area.

For Shree Samarth Satam Maharaj Developers I/We agree and confirm the same

Authorised Signatory _____

Notes:

a. Stamp Duty, Registration, Service Tax, VAT, GST charges are subject to change as per the Government Norms, Registration of Agreement for sale should be done within 40 days from the date of booking.

b. Stamp Duty & registration charges to be paid by the Purchaser. Subject to change without prior intimation.

c. Rs._____/- Agreement Scanning Charges will be charged at the time registration.

d. Time for Payment of Installments, Deposits and charges is of essence. You are aware that interest applicable as per The Real Estate (Regulation and Development) Act, 2016 (RERA) is payable on all delayed payments.

e. Alteration of the Windows, Grills External Elevation, and façade is strictly not allowed.

f. Please provide 1 Passport size Photo of applicants, original and photocopy of address proof PAN Card, Driving license, Passport, ration Card Voter ID, Aadhaar Card, Proof of Indian Origin (Any One).

g. Booking amount Rs._____/-.

h. Flat is not transferable till the time of Possession

AGREEMENT FOR SALE

Ward No. :
Village : Morivali
Flat area : _____ sq. metres (carpet)
Mkt. Value : Rs. _____
Actual Value : Rs. _____
Stamp Value : Rs. _____

THIS AGREEMENT FOR SALE made and entered into at Ambarnath,

THIS _____ DAY of _____ **2017**

BETWEEN

M/S. SHREE SAMARTH SATAM MAHARAJ DEVELOPERS, through it's authorized partner _____, for self and on behalf of other partners, having it's office at Kanchan Chaya, Plot No.18, Shiv Ganga Nagar, Ambarnath(E), Dist.; Thane, hereinafter called and referred to as the **BUILDERS/DEVELOPERS** (which term and expression shall unless it is repugnant to the context or meaning thereof shall mean and include it's present partners, executors, administrators, and assigns) of the **ONE PART**

AND

_____

_____

_____

_____

_____,

hereinafter referred to as **"PURCHASER/S"** (which expression shall unless it is repugnant to the context or meaning thereof shall mean and include his/her/their heirs. successors, executors, administrators and assignees) of the **OTHER PART**.

WHEREAS the said BUILDERS/DEVELOPERS are entitled and having development rights in the N.A. property being **1) Plot No.1**, situate at village Morivili, at **Gut No.46**, **Hissa No.3(P)**, bearing **C.T.S.No.9280**, area admeasuring about **459.81Sq.mtrs.** (hereinafter called and referred to as the **"Said Property No.1"**) & **2) Plot No.2**, situate at village Morivili, at **Gut No.46**, **Hissa No.3(P)**, bearing **C.T.S.No.9280(P)**, area admeasuring about **459.81Sq.mtrs.,** (hereinafter referred to as the **"Said Property No.2"**), falling within the limits of Ambarnath Municipal Council, Taluka; Ambarnath and Sub-Registration District; Ulhasnagar, District Registration; Thane (hereinafter for the sake of brevity collectively called and referred to as the **"SAID ENTIRE PROPERTY"**) and more particularly described in the **SCHEDULE I** hereunder written.

AND WHEREAS the Said Entire Property among other property was originally owned and possessed by Shri Babu K. Salse, who converted his property into various plots and sold out of the Said Entire Property, the Said Property No. 1 to Shri Chandrakant Mangesh Kulkarni, vide registered Sale Deed, **dt. 09/11/1967**, registered with the Sub-Registrar, Kalyan at **Sr. No. 3166-1967**, the transaction of which was mutated in the record of rights i.e. 7/12 extract, vide **Mutation Entry No. 280** and sold the Said Property No.2 to Smt. Deepa Dinanath Hirlekar & others vide registered Sale Deed, **dt. 04/12/1967**, registered with the Sub-Registrar, Kalyan at **Sr. No. 3381-1967**, the transaction of which was mutated in the record of rights i.e. 7/12 extract, vide **Mutation Entry No. 297.**

AND WHEREAS the said Shri Chandrakant Mangesh Kulkarni sold the Said Property No. 1 to Smt. Poonam Pravinchand Kothari vide registered Sale Deed, **dt. 09/03/1995**, registered with the Sub-Registrar, Kalyan at **Sr. No. 378-1995**, the transaction of which was mutated in the record of rights i.e. 7/12 extract, vide **Mutation Entry No. 1029,** sold the Said Property No. 1 to Smt. Kavita Kishore Kulkarni vide registered Sale Deed, **dt. 03/12/1996**, registered with the Sub-Registrar, Kalyan at **Sr. No. 2988-1996**, the transaction of which was mutated in the record of rights i.e. 7/12 extract, vide **Mutation Entry No. 1048,** who sold the same to Shri Narendra Shantilal Vegad and Others vide registered Sale Deed, **dt. 24/07/2008**, registered with the Sub-Registrar, Kalyan at **Sr. No. 03627-2008**, the transaction of which was mutated in the record of rights i.e. 7/12 extract, vide **Mutation Entry No. 1361,** who sold the same to the present Owners and possessors, M/s. Shree Samarth Satam Maharaj Developers, a Partnership Firm vide(hereinafter referred to as the **"Said Owners"**) registered Sale Deed, **dt. 30/07/2012**, registered with the Sub-Registrar, Kalyan at **Sr. No. 3952-2012**, the transaction of which was mutated in the record of rights i.e. 7/12 extract, vide **Mutation Entry No. 1479.**

AND WHEREAS the said Smt. Deepa Dinanath Hirlekar & others sold the Said Property No.2 to Miss Sherryl Anthony Goldwyn vide registered Sale Deed, **dt. 08/04/1996**, registered with the Sub-Registrar, Kalyan at **Sr. No. 968-1996**, the transaction of which was mutated in the record of rights i.e. 7/12 extract, vide **Mutation Entry No. 1028,** who sold the same to the Said Owners i.e. M/s. Shree Samarth Satam Maharaj Developers, a Partnership Firm vide registered Sale Deed, **dt. 28/06/2013**, registered with the Sub-Registrar, Kalyan at **Sr. No. UHN3-3886-2012**, the transaction of which was

mutated in the record of rights i.e. 7/12 extract, vide **Mutation Entry No. 1518.**

AND WHEREAS the Said Owners who are builders and developers by profession are thus, seized and possessed of and well and sufficiently entitled to deal with the Said Entire Property, the rights got from the above said Sale Deeds are entitled to develop the same as they desire.

AND WHEREAS the Said Owners got approved Building Plans for the proposed construction of the multistoried building/s on the Said Entire Property from Ambarnath Municipal Council, vide Commencement Certificate No. **ANP/NRV/BP/14-15/418-8379/41, DT.02/8/2014.**

AND WHEREAS the Said Entire Property was already got converted to N.A. Use the effect of which can be seen from the record of rights in 7/12 extract, which was converted vide N.A. Order **No. REV/DESK/2/NAP/IV/2686, dt. 2/07/1982**.

AND WHEREAS the BUILDERS/DEVELOPERS have proposed to construct multi Storied building in the name of **"_____"** on the Said Entire Property and started constructing the building on the Said Entire Property.

AND WHEREAS the BUILDERS/DEVELOPERS have agreed to sell to the PURCHASER/S (and the PURCHASER/S has/have agreed to Purchase from the BUILDERS/DEVELOPERS a **Flat/Shop** bearing No. _____, on _____ floor, in the building named **"_____"** area admeasuring _____ **Sq.fts. (Carpet)** inclusive of Balcony/Open Terrace/Sit Out**,** being constructed on the property being **1) Plot No.1**, situate at village Morivili, at **Gut No.46**, **Hissa No.3(P)**, bearing **C.T.S.No.9280**, area admeasuring about **459.81Sq.mtrs.** & **2) Plot No.2**, situate at village

Morivili, at **Gut No.46**, **Hissa No.3(P)**, bearing **C.T.S.No.9280(P)**, area admeasuring about **459.81Sq.mtrs.,** falling within the limits of Ambarnath Municipal Council, Taluka; Ambarnath and Sub-Registration District; Ulhasnagar, District Registration; Thane, hereinafter referred to as **"THE SAID FLAT/SHOP"** and which is more particularly described in details in the **SCHEDULE II** hereunder written upon; and subject to the terms and conditions hereinafter contained.

NOW THIS INDETURE WITNESSETH :

1) That the BUILDERS/DEVELOPERS hereby agree to sell to the PURCHASER/S and the PURCHASER/S agrees to buy from the BUILDERS/DEVELOPERS, the said **Flat/Shop** bearing No. _____, on _____ floor, in the building named **"**_____**"** area admeasuring _____ **Sq.fts. (Carpet)** inclusive of Balcony/Open Terrace/Sit Out**,** being constructed on the property being **1) Plot No.1**, situate at village Morivili, at **Gut No.46**, **Hissa No.3(P)**, bearing **C.T.S.No.9280**, area admeasuring about **459.81Sq.mtrs.** & **2) Plot No.2**, situate at village Morivili, at **Gut No.46**, **Hissa No.3(P)**, bearing **C.T.S.No.9280(P)**, area admeasuring about **459.81Sq.mtrs.,** falling within the limits of Ambarnath Municipal Council, Taluka; Ambarnath and Sub-Registration District; Ulhasnagar, District Registration; Thane, Which is more particularly described in details in the **SCHEDULE II** hereunder written at a lump sum amount of `_____**/- (Rupees** _____ **Only).**

2) That the PURCHASERS/S shall pay to the BUILDERS/DEVELOPERS the aforesaid sum of `_____**/-**

(Rupees _____ Only) as the price of the said Flat/Shop in the following manner.

i) by the time of registration of agreement 10%.

ii) on completion of the plinth 10%.

iii) on completion of the first slab. 10%.

iv) on completion of the second slab. 10%.

v) On completion of the third slab. 10%.

vi) at the time of internal & fourth slab. 10%

vii) at the time of internal & fifth slab. 10%.

viii) at the time of internal & sixth slab. 10%.

ix) at the time of internal & external brick work 5%.

x) at the time of internal & external plaster 5%.

xi) at the time of flooring and tiling electrical & Plumbing work 5%.

xii) at the time of delivery of the said Flat/Shop5%.

OR payment subject to assessment of the stage of construction of the building. The receipt thereof shall be as applicable. The timings fixed for the payment of the installments shall be the essence this contract.

3) That the BUILDERS/DEVELOPERS Shall intimate to the Flat/Shop PURCHASER/S i.e. the PURCHASER/S, by a letter addressed to the PURCHASER/S, on his/her/their address given in this agreement and send it to him/her/them under certificate of posting the date of completion of each stage of work mentioned and the PURCHASER/S shall pay the installment falling due and payable within seven days of the date of aforesaid letter sent to him/her/them. If the PURCHASER/S fails and neglects to pay the installments demanded within the stipulated time; the BUILDERS/DEVELOPERS shall be entitled to terminate this Agreement of

Sale by issuing notice upon which the PURCHASER/S shall lose the deposits made by him/her/them towards the sale price of the said Flat/Shop and the BUILDERS/DEVELOPERS shall be entitled to dispose off or to sell the said Flat/Shop to any person: and the PURCHASER/S shall have no right, title, claim, demand on the said Flat/Shop. If the BUILDERS/DEVELOPERS choose not to terminate the agreement, the BUILDERS/DEVELOPERS shall be entitled to demand from the PURCHASER/S interest at 18% per annum on each installment delayed, for the period of delay, and the PURCHASER/S shall have to pay the said interest along with the payment of each delayed installment to the BUILDERS/ DEVE LOPERS.

4) That the BUILDERS/DEVELOPERS expects to deliver and handover to the PURCHASER/S the vacant and physical possession of the said Flat/Shop duly constructed in all respects, for the use and occupation of the PURCHASER/S within 12 Months from the date of the registration of this Agreement, on receipt of the entire sale price of the said Flat/Shop.

5) The PURCHASER/S, prior to execution of this agreement, has satisfied himself/herself/themselves about the Title of the BUILDERS/ DEVELOPERS, besides having seen the duly approved plans and specifications passed and approved by the competent Authority. The PURCHASER/S has/have inspected and perused the Conveyance Deeds in respect of the said properties in favour of the BUILDERS/DEVELOPERS and also the search report and the Title Certificate pertaining to the said property. From the said Records, the PURCHASER/S agrees that he/she/they/is/are satisfied with the title of the BUILDERS/DEVELOPERS in respect of the said property and the said Flat/Shop is free from all encumbrances. And that no objection shall be made by them on any matter thereto relating.

6) That the PURCHASER/S shall take possession of the said Flat/Shop within seven days of written intimation from BUILDERS/DEVELOPERS that the same is ready for possession, by paying all the outstanding dues payable to the BUILDERS/ DEVELOPERS in terms of possession of the said Flat/Shop within the aforesaid period by paying all the dues payable, the said Flat/Shop will remain vacant and the PURCHASER/S shall be liable to pay taxes, maintenance charges and other outgoing In respect of the said Flat/Shop even though it is not in his/her/their possession.

7) The PURCHASER/S after taking possession of the said Flat/Shop shall not be entitled to complain about the construction of the building or of the Flat/Shop or the quality of the work or materials used and the amenities provided in the said building or Flat/Shop etc., the fittings, fixture and amenities being mentioned in schedule hereunder written.

8) That the PURCHASER/S shall not transfer or mortgage or in any way assign his/her/their rights or titles of the said Flat/Shop unless and until he/she/they pays all the amount payable to the BUILDERS/DEVELOPERS regarding the said Flat/Shop.

9) That on the possession of the said Flat/Shop being given by the BUILDERS/DEVELOPERS to the PURCHASER/S, the PURCHASER/S shall be liable for all future liabilities towards all Government and semi-Government Authorities and to Municipal body, The PURCHACER/S shall also regularly pay maintenance charges, electricity and water supply bills and other taxes, charges, bills etc.

10) All letters, notices and receipts issued by the BUILDERS/ DEVELOPERS and dispatched under certificate Of Posting, on the address of the PURCHASER/S or on such other address intimated to the BUILDERS/

DEVELOPERS by the PURCHASER/S or known to the BUILDERS/DEVELOPERS, will be sufficient proof of the said communications to the PURCHASER/S and shall completely and effectually discharge the BUILDERS/DEVELOPERS.

11) The PURCHASER/S shall have no claim save and except in respect of the particular Flat/Shop mentioned herein. All open spaces, terraces, garages etc. will remain the property of the BUILDERS/ DEVELOPERS until it is specifically allotted to certain persons or to the proposed society.

12) The BUILDERS/DEVELOPERS shall have a right to make any additional construction, after obtaining necessary sanction including T.D.R. for such construction from the competent authority and all such additions, alterations, structures and storages etc. shall be the sole property of the BUILDERS/ DEVELOPERS and the BUILDERS/DEVELOPERS shall have liberty to sell, assign, mortgage, or otherwise deal with or dispose off their rights title and interest in such additions, alterations and/or structures etc.

13) The BUILDERS/DEVELOPERS shall complete the said work of construction of the building within 12 Months from the date of this Agreement. But in case of any Shortage of building materials, control or restrictions of the government or litigations, the same cannot be completed by then; the PURCHASER/S shall not hold the BUILDERS/DEVELOPERS responsible for not completing the said work within the stipulated time.

14) The PURCHASER/S hereby agrees and assures that he/she/they will co-operate with the other purchasers/holders of the premises in the building named **"_____"**, situated on the Said Entire Property, in the matter of formation of the Co-operative Housing society or the incorporated body of all the flats, shops and premises holders, and under takes to be the

member of such co-operative society or incorporated body formed and registered by Flat/Shop holders of the above named building on the said site. The PURCHASER/S further hereby agrees and undertakes to contribute proportionately over the formation of the incorporated body viz. Co-operative Housing society and registration thereof, he/she/they shall be bound to signs any application, forms, statements, affidavits, declaration and/or comply with any other formalities required to be complied with the law.

15) Nothing contained in these presents shall be constructed to confer upon the PURCHASER/S, any right, title or interest of any kind whatsoever in or over the said property or building or any part thereof except over the Flat/Shop purchased by the PURCHASER/S as is hereinabove mentioned and hereinafter stated.

16) The PURCHASER/S shall pay to the BUILDER/ DEVELOPERS before taking the possession of the said Flat/Shop the following amount if any, regarding taxes like Contract taxes, Service Tax, Vat tax, Turnover Tax or any Taxes that may be levied by local, state, central or any other authority till the conveyance is executed in favour of the proposed society as provided herein.

17) So long as each Flat/Shop is not separately assessed for the Municipal charges the PURCHASER/S shall pay a proportionate share of Municipal and water charges assessed on the whole building, such proportion to be determined by the BUILDERS/DEVELOPERS on the basis and equal share of each Flat/Shop in the said building and these decisions shall be conclusive and binding on the PURCHASER/S.

18) The PURCHASER/S hereby agrees to pay any amount by way of betterment charges or development taxes or charges or any other taxes or

payment of similar nature becoming payable by the BUILDERS/DEVELOPERS to the Municipal Council or the state Government in respect of the said property or the said buildings which shall be reimbursed by the PURCHASER/S to the BUILDERS/DEVELOPERS in proportion to the area of the Flat/Shop agreed to be acquired by the PURCHASER/S in relation to the total area of the Said Flat/Shop with the entire building and in determining such amount, the decision of the BUILDERS/DEVELOEPRS shall be conclusive and binding upon the PURCHASER/S.

19) That the PURCHASER/S shall at no time demand partition of his/her/their interest in the said land and building in any part thereof, it being hereby agreed and declared by the PURCHASER/S that his/her/their interest in the said building is impartable and it is agreed that the BUILDERS/DEVELOPERS shall not be liable to execute any assignment or any other documents in respect of the said Flat/Shop in favour of the PURCHASER/S.

20) If the PURCHASER/S neglects, omits or fails for any reasons whatsoever, to pay to the BUILDERS/DEVELOPERS any of the amounts due and payable by the PURCHASER/S under the terms and conditions of this agreement, whether before or after delivery of the possession of the Flat/Shop within the time given by the BUILDERS/DEVELOPERS or if the PURCHASER/S shall in way fail to perform or observe any of the clause and stipulations on his/her/their part herein contained, the BUILDERS/ DEVELOPERS shall be entitled to re-enter upon the premises and resume the possession of the said Flat/Shop and this agreement shall cease and stand terminated and the money already paid by the PURCHASER/S to the BUILDERS/DEVELOOPERS shall stand absolutely forfeited to the

BUILDERS/DEVELOPERS and the PURCHASER/S shall have no claim for refund or the repayment of the said money paid to the BUILDERS/DEVELOPERS and the PURCHASER/S shall also be liable to immediate ejectment as a trespasser.

21) If the PURCHASER/S requires taking loans against the block, and for that purpose if he/she/they wants certain documents or certified copies of the same regarding the said property, the BUILDERS/DEVELOPERS should make available the said copies only at the cost of the PURCHASER/S.

22) The PURCHASR/S shall not make any changes to the exterior walls of his/her/their Flat/Shop and make any alterations to the exterior of their Flat/Shop which will cause inconvenience or create damage to the adjoining Flats.

23) It is clearly understood and agreed by and between the parties hereto that the BUILDERS/DEVELOPERS shall have the unqualified and unfettered right to lease or sell on ownership basis to any of his choice the garden in the compound and the terrace above the top floor of the said building subject to necessary means of access to be permitted for such purpose so as to reach the water tank. The PURCHASER/S of such terrace/Garden shall be entitled to make use of the same for the purpose whatsoever, as permissible by law. However, the PURCHASER/S shall not close or cover the said terrace/Garden without the written permission of the BUILDERS/DEVELOPERS and of the society or such body formed, as the case may be and the Municipal council and other concerned authorities.

24) The BUILDERS/DEVELOPERS herein are entitled, if the Ambarnath Municipal Council grants them the floor space index in the form of floating floor space index or transfer of development rights or staircase floating space

index to be utilized and consumed on the said property described hereinabove and in the course of such sanction/approval to the BUILDERS/DEVELOPERS in future, at their discretion from time to time to vary, amend, and/or alter the building plans in respect of the said property and the PURCHASER/S hereby irrevocably agrees to give his/her/their consent to the BUILDERS/DEVELOPERS for carrying out amendments, alterations, modifications and/or variations to the said building plans in respect of the said building/s to be constructed on the said property. It is however, further made clear that the BUILDERS/ DEVELOPERS herein shall have the full right and absolute authority to sell/transfer the utilized floor space Index available in respect of the aforesaid property at any time in future to any person/s and the PURCHASER/S herein shall not claim and have any objection in respect of such transfer of the unutilized floor space Index as may be sanctioned by the AMBERNATH MUNICIPAL COUNCIL.

25) The BUILDERS/DEVELOPERS shall be entitled to transfer, assign, lease, dispose off and/or sell in any manner he deems proper the said terrace, stilt, parking spaces etc. to anybody. The PURCHASER/S along with the other purchaser will not raise any objection of whatsoever nature.

26) This agreement shall be registered with the Sub – registrar of Documents, Ulhasnagar3 and the expenses of Stamp Duty, registration etc. of this agreement shall be paid and borne by the PURCHASER/S and he/she/they shall cooperate and come forward for the registration of the same.

27) This Agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats (Regulations of the Promotion of Construction, Sale Management and Transfer) Act, 1963.

SCHEDULE I

ALL THAT PIECE AND PARCEL OF N.A. PROPERTY being **1) Plot No.1**, situate at village Morivili, at **Gut No.46**, **Hissa No.3(P)**, bearing **C.T.S.No.9280**, area admeasuring about **459.81Sq.mtrs.** within the Municipal limits of Ambarnath Municipal Council, Taluka Ambarnath, Dist.; Thane, and **2) Plot No.2**, situate at village Morivili, at **Gut No.46**, **Hissa No.3(P)**, bearing **C.T.S.No.9280(P)**, area admeasuring about **459.81Sq.mtrs.,** within the Municipal limits of Ambarnath Municipal Council, Ambarnath(E), Taluka; Ambarnath, Sub-District Registration of Ulhasnagar and District Registration; Thane.

SCHEDULE II

ALL THAT PIECE AND PARCEL OF PROPERTY, being **Flat/Shop** bearing No. _____, on _____ floor, in the building named "_____" area admeasuring _____ **Sq.fts. (Carpet)** inclusive of Balcony/Open Terrace/Sit Out**,** being constructed on the property being **1) Plot No.1**, situate at village Morivili, at **Gut No.46**, **Hissa No.3(P)**, bearing **C.T.S.No.9280**, area admeasuring about **459.81Sq.mtrs.** & **2) Plot No.2**, situate at village Morivili, at **Gut No.46**, **Hissa No.3(P)**, bearing **C.T.S.No.9280(P)**, area admeasuring about **459.81Sq.mtrs.,** falling within the limits of Ambarnath Municipal Council, Taluka; Ambarnath and Sub-Registration District; Ulhasnagar, District Registration; Thane as per the Booking Plan and list of Amenities as attached.

IN WITNESS WHEREOF the parties hereto have signed and delivered these presents the day year herein above mentioned.

SIGNED, SEALED AND DELIVERED)

BY THE WITHIN NAMED)

M/S. SHREE SAMARTH SATAM)

MAHARAJ DEVELOPERS,)

THROUGH IT'S PARTNER)

SHRI _____)

OF THE ONE PART.)

SIGNED, SEALED AND DELIVERED)

BY THE WITHIN NAMED)

1) MR./MRS._____)

2) MRS./MR._____)

THE OTHER PART)

IN THE PRESENCE OF

1._____)

2._____)

A M E N E T I E S

1. Vitrified Flooring .

2. Decorative Main Door with Good Quality Fittings.

3. Flush Doors with good quality hardware fittings.

4. Powder Coated Alu. Sliding French Window.

5. Acrylic Distemper Paint.

6. Marble Door Frame for W.C. and Bathroom.

7. Full Glazed Designer Tiles in Kitchen and full tiles in W.C., Bath and Toilet.

8. Granite Kitchen Platform with S.S.Sink .

9. Good quality Sanitary Fittings.

10. Concealed Plumbing with Modern Fittings.

11. Backelite Doors in W.C. and Bathroom.

12.R.C.C. Loft above bath, w.c. and Toilets.

13. Hot and Cold Water Mixer fittings in bath and attached toilets.

14. Western Commode in attached toilets.

15. Concealed branded quality electrical wiring and fitting with adequate electrical points.

16. Electrical provision for A.C.in Master Bed and Children Bed.

17. Provision of Electric Point for Washing Machine.

18. Provision for Inverter System.

COMMON AMENITIES

1.Overhead and Underground Water Storage Tank.

2. Compound Wall.

3. C.C. T.V. Camera for security purpose.