

AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at CBD Belapur, Navi Mumbai, on this ____ day of _____ 20 BETWEEN **M/S. OM SAI RIDDHI SIDDHI DEVELOPERS**, (a Registered Partnership Firm bearing Registration No. MA 35708 dated 20th Sept.2011) having its Office at Shop No. 154 / 155, Agarwal Trade Centre, Plot No. 62, Sector-11, CBD Belapur, Navi Mumbai – 400614 (hereinafter called and referred to as the “DEVELOPERS”) which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its partners, for time being the last surviving partners, and the legal heirs, executors, administrators and assigns of the last surviving partners of the ONE PART.

AND

SHRI./SMT. _____
age _____ residing _____ at _____
_____ hereinafter called the FLAT/SHOP
PURCHASER/S (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their respective heirs, executors and administrators and his/her/their permitted assigns) of the OTHER PART.

WHEREAS:

- a. THE CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., a Company incorporated under the Companies Act, 1956 (1 of 1956) and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai 400 021, (hereinafter referred to as "The CORPORATION") The CORPORATION has been declared as a New Town Development Authority under the provision of Sub-sector 3-A of Section 113 of (Maharashtra Regional & Town Planning Act,1966) Maharashtra Act No.XXXVIII of 1966 hereinafter referred to as "The Said Act") for the New Town of New Bombay by Government of Maharashtra in exercise of its Powers for the area designated as site for the New Town under Sub-Section (I) of Section113 of the Said Act.
- b. The State Government of Maharashtra has acquired lands pursuant to Section 113-A, of the said Act and has vested such lands in Corporation for it's development and disposal, on such terms, conditions, stipulations, covenants, and for a consideration as the corporation may decide from time to time. The Corporation acquired the said landed property for the development of Navi Mumbai projects.
- c. The Corporation in the due process of its working acquired some agricultural landed property at ULWE, Navi Mumbai, and District Raigad belonging to **Shri Atmaram Hari Mhatre and Shri Ram Hari Mhatre**. The corporation acquired the said landed property for the development of Navi Mumbai projects.
- d. The Corporation caused prepared layout of plots at Village ULWE of Taluka Panvel, District Raigad for its allotment to the land affected people.
- e. The Corporation following the decision in the notifications of the Urban Development RI Department of the Government of Maharashtra and by and Agreement to lease dated 9th Feb 2007, the Corporation agreed to grant a lease to **Shri Atmaram Hari Mhatre and Shri Ram Hari Mhatre** accepted the lease of the plot No.B-11, Sector-8 , Area admeasuring 1499.40 square meters situated at village ULWE GES 12.5% Scheme Navi Mumbai on terms and conditions specified therein. The said **Shri Atmaram Hari Mhatre and Shri Ram Hari Mhatre** be hereinafter referred to as the 'ORIGINAL LICENCEES'.The said plot of land be hereinafter called and referred to as the 'SAID PROPERTY'.

- f. The Corporation on 09/02/2007 executed a Lease Agreement with the original Licensees and by a separate possession letter bearing No. CIDCO/BHOOMI/12.5% Scheme/ULWE/146 dated 3/01/2011 placed them in peaceful and vacant possession of the said property at and for a value consideration of **Rs.18, 750/- (Rupees Eighteen Thousand Seven Hundred Fifty only)**. The Agreement to Lease is duly registered in the Office of Sub-Registrar, Panvel vide its Registration Serial No. 02419/2011 dated 15/02/2011.
- g. The said property is more particularly described in the **First Schedule** hereinafter and is delineated in a red colour boundary in the Locational Layout plan bearing No. CIDCO/BHOOMI/ Ulwe/12.5%/Scheme/146 dated 3.1.2011.
- h. By an Tripartite Agreement dated 25.03.2011 and pursuant to the permission sought by the Original licensees, the Corporation has transferred lease of Plot bearing No. B-11, Sector – 8, area admeasuring 1499.40 square meters, Village Ulwe GES 12.5% Navi Mumbai to the Developers herein. The said Tripartite Agreement is duly registered in the office of the Sub Registrar, Panvel-3 vide its Registration Serial No. 03280dated 25.3.2011.
- i. The Developers by virtue of the Tripartite Agreement dated 25.03.2011 have entered into possession of the said property and by virtue of the Commencement Certificate No.CIDCO/ATPO(BP)/2011/1694 DT. 11.11.2011 issued by Additional Town Planning Officer (BP), CIDCO, are entitled to construct a new residential-cum-commercial building thereon to be known as “**RIDDHI SIDDHI EXOTICA**” in accordance with the plan, designs and specifications approved and permitted by the said Corporation. The Developers are also entitled to sell to the prospective purchaser’s flats/shops/and/or such other premises as may be constructed on the said property. The said building is being constructed by the Developers in accordance with the building plans prepared by M/s. Triarch & Associates, Architects and under the supervision of the said Architects and the Structural Engineers and R.C.C Consultant – M/s. B.S. Sukhtankar & Associates.
- j. The Developers have sole and exclusive right to sell the flats, shops, garages, parking spaces etc in the said building being constructed by the Developers on the said property and to enter into agreement/s with the

Purchaser/s of the flats/shops/garages/parking spaces and to receive the sale price in respect thereof;

- k. AND WHEREAS the Purchaser has agreed to acquire a **Flat/Shop No. _____** on the _____ **floor** in the _____ wing of the said building being constructed on the said property upon the terms and conditions hereinafter mentioned.

Now these presents witness and it is hereby agreed by and between the parties hereto as follows:

1. The Developers are constructing the said building on the said property in accordance with the plan and specifications which have received the approval of the Corporation. The Purchaser agrees with the Developers that the Developers may make such variations and modifications therein as may be required to be done by the Government, Corporation or any other local authority. A copy of the plan of the flat/shop is seen, inspected and approved by the flat/shop purchaser.
2. The Developers declare that on an application being made to the Competent Authority for exemption under Section 20 of the Urban Land (Ceiling and Regulation) Act, 1976 the competent authority has granted its the provisions of the said Act shall not apply to the said plot of land.
3. The Developers declare that they are constructing and agree that they will complete the construction of the said building according to the plans and specifications approved by the local authority and as shown to the Flat /Shop purchaser.
4. The Flat/Shop Purchaser/s has/have prior to the execution of this Agreement satisfied himself/herself/themselves about the marketable title of the Developers to the said property and shall not be entitled to investigate the title of the owner/s/original licensees and no requisitions or objection shall be raised on any matter relating thereto.
5. The Developers accordingly have obtained the development plan sanctioned from the Corporation and the Corporation have also issued a Commencement Certificate vide its letter No. CIDCO/ATPO (BP)/2011/1694 DT. 11.11.2011. A copy of the said certificate is annexed hereto and marked as **ANNEXURE 'A'**.

6. The copy of certificate of title issued by the Developers' Advocate Mr. Ganesh R. Kadam & Co. is hereto annexed and marked as **ANNEXURE "B"**.
7. The Developers hereby agree/s to sell to the Purchaser/s and Purchaser/s hereby agree/s to purchase from the Developers, **Flat No.**_____, on the - _____ **floor** in the _____ wing in the building to be known as "**RIDDHI SIDDHI EXOTICA**"(hereinafter referred to as the "said premises") and more particularly shown in blue on the plan hereto annexed and marked as **ANNEXURE 'C'** admeasuring about _____ Sq.mtr, equivalent to _____ Sq.fts. being Carpet Area (which is inclusive of the area of balcony/ies , if any) i.e. Equivalent to _____ sq mtrs. equivalent to _____ sq.fts being the built-up area(only for stamp duty purpose)of the said premises along with the terrace/s area admeasuring _____ Sq.mtr equivalent to _____ Sq.fts. attached to the said premises on what is popularly known as "ownership basis" at/or for the lump sum price of Rs_____/- **(Rupees _____ Only)** including price of the common area and facilities appurtenant to the said premises together with the amenities, as set out in **Second Schedule**
8. The Purchaser shall pay to The Builder the sum of Rs. _____ (Rupees _____) in the manner as stated herein below.

Payment Schedule

Schedule of Payments	FLATS
On Booking as Earnest Money	10 %
On Commencement Work	12%
On Completion of Plinth	14 %
On Completion of each slab 3%(1 – 14)	42 %
On Completion of Brick Work	6 %
On Completion of Plaster work of the flat	6 %
On fixing of flooring of the flat	5 %
On fixing of window & Door of the flat	3 %
On Possession	2 %
TOTAL	100%

9. Nothing contained in these presents shall be construed to confer upon the Purchaser any right, title or interest of any kind whatsoever into or upon the said land or building or any part thereof, such conferment to take only upon the execution of the conveyance in favor of a Co-operative Housing Society or a limited Company or an incorporated body to be formed of the Flat/shop Purchasers of different flat and shops in the said building hereinafter stated.
10. The Flat/shop Purchaser shall have no claim save and except in respect of the particular flat/shop hereby agreed to be acquired i.e. all open spaces, parking spaces, lobbies, staircases, terraces, etc will remain the property of the Developers until the whole property is transferred to the proposed Co-operative Housing Society or a limited Company as hereinafter mentioned but subject to the rights of Developers as mentioned in clause 10 herein.
11. The Developers shall have a right to raise storey or put up additional structures as may be permitted by the Corporation or other competent authorities until the whole property is transferred to the proposed Co-operative Housing Society or a limited Company which shall be formed after the completion of the building or buildings. Till then such additional structures will be the sole property of the Developers. The Developers be entitled to dispose it of in any way they choose and the Flat/shop Purchasers hereby consent to the same.
12. The Developers shall be at liberty to sell, assign or otherwise deal with or dispose of their right, title and interest in the land, hereditaments and premises and the building constructed or hereinafter to be constructed thereon. Provided that the Developers do not in any way effect or prejudice the rights hereby granted in favor of the Flat/shop Purchaser in respect of the Flat/shop agreed to be purchased by the Flat/shop Purchaser.
13. It is hereby expressly agreed that the time for the payment of each of the aforesaid installment of the purchase price shall be essence of the contract. In the event of the flat/shop purchaser/s making any default in payment of any one of the aforesaid installments of the purchase price on the due dates and the other amounts payable hereunder whether formally demanded or not and/or committing breach of any of the terms and conditions herein contained, the Developers shall be entitled to terminate

this agreement and forfeit the earnest money paid by the purchaser towards the purchase price hereunder and to sell the premises agreed to be sold to the purchaser, to any other prospective purchaser as the Developers may deem fit, and the flat/shop purchaser/s will have no right or claim whatsoever on the said premises and/or against the Developers and/or the new purchaser thereof. Provided always that the power of termination as aforesaid shall not be exercised unless and until the Developers shall have given to the purchaser fifteen (15) days prior notice in writing of the intention to terminate this agreement and giving a reasonable opportunity to the flat/shop purchaser/s for remedying such breach or breaches. Any delay by the Developers in enforcing the terms of this agreement or any forbearance or giving of time to the flat/shop purchaser/s for making the payments to the Developers shall not be construed as a waiver on the part of the Developers of any breach or non-compliance of any of the terms and conditions of the Developers or any of the terms and conditions of this agreement by the flat/shop purchaser/s nor shall the same in any manner prejudice the rights of the Developers. Provided further that upon termination of this agreement as aforesaid, the Developers shall refund to the flat/shop purchaser/s the installments of purchase price of the premises which may till then have been paid by the flat/shop purchaser/s to the Developers, only after the sale of flats/shop to another flat/shop purchaser/s excluding the earnest money, but the Developers shall not be liable to pay to the flat/shop purchaser/s any interest on the amount so refunded and upon termination of this agreement, the Developers, shall be at liberty to dispose of and sell the said premises to such person and at such price as the Developers may in its absolute discretion think fit.

14. Without prejudice to their rights under this agreement and/or in law, the Developers shall be entitled to claim and the flat/shop purchaser/s shall be liable to pay to the Developers interest at the rate 24% per annum, on all such amounts which become due, and payable by the flat/shop purchaser/s under this agreement and remain unpaid for fifteen days or more after becoming due. The Developers will forward to the Purchaser intimation of the Developers having carried out the aforesaid work and the Purchaser will be bound to pay the amount of installments within fifteen days of Developers dispatching such intimation under Certificate of Posting at the address of the Purchaser/s as given in these presents. The Developers shall in respect of any amount remaining unpaid by the flat/shop purchaser/s under this agreement, shall have a first lien and charge on the said premises agreed to be acquired by the flat/shop purchaser/s.

15. The developers shall give the possession of the said premises to the flat/shop purchaser/s on or before _____ subject however, to the availability of cement, steel, water, electricity and other building materials and subject to occupation permission of the Corporation and also subject to prompt and timely payment of purchase price installments by all the flat/shop purchaser/s as well as subject to any act of God and or act of state and/or any other reasons beyond the control of the Developers and also subject to the operation of force major. If the Corporation permits in future, part occupation on floor wise basis, the Developers may offer possession of constructed floors earlier also. The Developers shall not incur any liability or be responsible if the said premises are not delivered on the date aforesaid, if it is delayed for any of the reasons aforesaid or by reason of war, commotions, or any act of God, or any act of state of force majeure for any reason beyond control of the Developers or if due to any statute, notice, rule, order or notification of any Government or any other public body or authority.
16. The Purchaser/s further agrees that till the Purchaser/s share is so determined the Purchaser/s shall pay to the Developers a provisional monthly contribution of Rs. _____ / _____ (Rupees _____ Only) per month towards such outgoings and taxes. The Purchaser/s shall from the date of receipt by him/her/them of the notice from the Developers of the possession of the said premises; the Purchaser shall pay provisional maintenance of 12 months in advance at the time of possession of the said premises. The amount so paid by the Purchaser/s to the Developers shall not carry any interest and shall remain with the Developers subject to the provisions of Section 6 of the Maharashtra Ownership Flats Act, 1963 till a conveyance and/or a Deed of Transfer is executed in favour of the said Society. On such conveyance or transfer being executed the aforesaid deposits (less deductions provided for in the Agreement) shall be paid over by the Developers to the said Society. The Purchaser/s undertake/s to pay such provisional monthly contribution and such proportionate share of outgoings, betterment charges and other amounts as provided herein regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.
17. The Developers shall maintain separate account in respect of sums received by the Developers from the Purchaser/s as advance or deposit, sums received towards the maintenance and outgoings and shall utilize the amounts only for the purposes for which they have been received.

18. It is agreed between the Developers and the Purchaser/s that commencing a week after the notice in writing is given by the Developers to the Purchaser/s that the said premises is ready for use and the Developers are ready to grant license to the Purchaser/s the Purchaser/s shall be bound and liable to take such license and in any event pay the proportionate share (i.e. in proportion to the floor area of the said premises) of all outgoings in respect of the said property and the proposed building including local taxes, cesses, rates and other charges, betterment charges, water charges, insurance charges, common lights, repairs, salaries of clerks, Bill Collectors charges, chowkidar and sweeper charges, maintenance charges and all other expenses necessary and incidental to the administration, management and maintenance of said property and the said Building and until said land is transferred to the said society the Purchaser/s shall pay to the Developers the proportionate share of outgoings as may be determined by the Developers. The possession of the said premises may be offered and/or given earlier if requested by the flat/shop purchaser/s, before receiving the occupation certificate to enable the flat/shop purchaser/s to decorate the same internally or otherwise, provided however that the flat/shop purchaser/s has/have first paid full consideration herein mentioned and all other amounts payable hereunder to Developers provided further that he/she/they shall not be entitled to use and occupy the said premises till the occupation certificate from the Corporation and/or other necessary consents from other concerned authorities are obtained/received.
19. The Purchaser/s herein along with other Purchaser/s of other premises in the said Building undertake/s to become a member of the Society and for that purpose also from time to time sign and execute all papers or applications that may be required including the bye-laws of the Society within seven days of receipt thereof time being the essence so as to enable the Developers to form the said Society and/or as the case may be under section 10 of the Maharashtra Ownership Flats Act, 1963 within the time limit prescribed by rule 8 of Maharashtra Ownership Flats (Regulations' of Promotion, Construction, Sale, Management and Transfer) Rules, 1964. No objection shall be taken by the Purchaser/s if any changes or modifications are made in the Bye-laws of the Society as may be required by the Registrar of Co-operative Society or other competent authority. The power and authority of the Society shall be subject to the overall power, authority and control of the Developers in any of the matters concerning the building, the construction and completion thereof and all amenities pertaining to the same and in particular the Developers shall have absolute authority and control as regard the unsold premises and the disposal

thereof. The Purchaser/s and the person to whom the said premises are permitted to be transferred with the written consent of the Developers shall observe and perform all the provisions of the Bye-laws and/or the rules and regulations of the said organization when required and / or all the provisions of the Bye-laws of the said society and the addition, alterations or amendments thereof and shall also observe and carry out the Building Rules and Regulations and the Bye-laws of the time being of the Corporation, other local and / or public bodies. The Purchaser/s and person to whom the said premises are allowed to be transferred shall observe and perform all the stipulations and conditions and user of the said premises and the said land and shall pay and contribute regularly and punctually towards rates, cesses, taxes, betterment charges and/or expenses and all other outgoings.

20. The Purchaser/s hereby covenants with the Developers to pay amounts liable to be paid by the Purchaser/s agreed under this Agreement and to observe and perform the covenants and conditions contained in this Agreement for sale and to keep the Developers indemnified against the said payments and performance of the said covenants and conditions except so far as the same ought to be observed by the Developers.

21. The fixtures, fittings and amenities to be provided by the Developers in the said building and the premises are set out in “**ANNEXURE ‘D’**” written hereunder and the flat/shop purchaser/s has/have satisfied himself/herself/themselves about the same.

22. The Parties hereto specifically declare and confirm that:

- i. The Purchaser/s has/have inspected the said land and has/have ascertained for himself/herself/themselves that the said premises are not yet ready for use and occupation
- ii. Occupation Certificate/Building Completion Certificate in respect of the said Building under construction has not yet been issued by the concerned authority as required by law and consequently the Developers are not entitled to allow the Purchaser/s to enter into possession of the said premises and the Purchaser/s is/are prohibited from taking the possession of the said premises till such certificate is given by the concerned authority;

- iii. Possession of the said premises will be handed over to the Purchaser on the receipt of the Occupation Certificate obtained from Corporation and other local authority.

23. It is expressly agreed between the Developers and the Purchasers that the said premises shall be utilized only for purpose as permitted by Corporation and for no other purpose or purposes whatsoever. The Purchaser/s agree not to change user of the said premises without prior consent in writing of the Developers failing which, the Developers of the said Premises shall render this Agreement void/voidable at the option of the Developers and the Purchaser/s in that event shall not be entitled to any right under or arising out of this Agreement.

24. The Purchaser/s shall have no claim save and except in respect of particular premises, common areas and facilities and limited common areas and facilities hereby agreed to be acquired and all open spaces/unallotted parking spaces/flats/shops/garages/lobbies/staircases/terraces etc., will remain the

25. property of the Developers until the whole of the said property and/or any part thereof with building/s constructed thereon is transferred to the Society as hereinafter mentioned but subject to the rights of the Developers under this Agreement;

26. The Developers shall be entitled to construct terrace houses, along with one or more terraces and shall be entitled to sell on ownership basis and/or otherwise dispose of the same. The Developers shall also be free to sell, allot, or otherwise dispose of the stilt areas and/or open parking spaces. The flat/shop purchaser/s and/or the flat / shop purchaser/s of other premises shall not be entitled to raise any objection of whatsoever kind or nature and shall not be entitled to the use of such terraces or open spaces or stilt areas or parking spaces sold and/or allotted by the Developers to the flat/shop purchaser/s of such premises unless the purchaser himself/herself/themselves is/are such purchaser. The flat/shop purchaser/s of such premises shall be exclusively entitled to the use of the said area sold and/or allotted to him/her/them.

27. The Developers shall be entitled to sell or otherwise dispose of the right to the terrace or terraces of the building for the purpose of creation of advertisement/s hoardings or any other use permissible by law without any objections whatsoever from the flat/shop Purchaser/s so long as the means

of access available to the society for approaching the water tank. The Developers shall also be entitled to sell or otherwise dispose of the right to the terrace/s attached to any flat/s, to prospective Purchaser/s. The Purchaser/s along with the other Purchaser/s of flats/shops/ parking space/s shall not charge anything from the Developers, or their nominee or transferee any amount by way of monthly maintenance charges or any other charges or outgoings for use of such terraces, compound wall, display or advertisements or hoardings etc., for the purposes mentioned hereinabove. The Developers or any person nominated by the Developers or the persons to whom the rights and benefits conferred under the clause herein before mentioned are assigned, shall have absolute right to make additions, alterations, raise stores or put up additional structures as may be permitted by the CIDCO and other competent authorities. Such additions, alterations, structures and stores will be the sole property of the Developers its nominee or assignee as the case may be, who will be entitled to dispose of the same in any way they choose and the flat/shop Purchaser/s hereby consents to the same. The terrace/s of the building till the same is/are allotted to any flat / shop Purchaser/s and / or agreed to be sold, as also the parapet walls shall be the property of the Developers or its nominee or assignee and the Developers or its nominee or assignee shall also be entitled to display advertisements on or over the walls, on or over the terrace as well as on any portion of the said building including the compound thereof and on the walls of such compound and shall be exclusively entitled to the income that may be derived by display of such advertisements at any time hereafter. The agreement with the Purchaser and all other flat/shop Purchaser/s of the other premises in the said building shall be subject to the aforesaid rights of the Developers or its nominee or assignee who shall be entitled to use the terrace therein as well as the said lands, and other flat/shop Purchaser/s including the flat/shop Purchaser/s herein shall not be entitled to any abatement or reduction or concession in the price of the premises agreed to be acquired by him on the ground of inconvenience or any other ground whatsoever. The Developers shall be entitled to either nominate any other person to obtain the benefits, rights and interest in favour of any other person.

28. The Developers shall be entitled to put up a hoarding or hoardings/Antennae and Dish Antennae on the said land or on the building on the said land or any part of the building on the said land and the said hoardings may be illuminated or comprising of neon signs and for that purpose the Developers are fully authorized to allow temporary or permanent construction or erection or installation either on the terrace or terraces or on the exterior of the said building or on the said land as the

case may be and the Purchaser/s agree/s not to object or dispute the same. The Developers are entitled to receive monthly license fees towards the above services installed by the Promoter from any person as the Developers may think fit and proper and the Purchaser/s hereby agrees that they will not object or dispute the same.

29. The Purchaser/s along with the other Purchaser/s of flats/shops/garages/parking space shall not charge anything from the Developers, or their nominee or transferee any amount by way of monthly maintenance charges or any other charges or outgoings for use of such terraces, compound wall, display or advertisements or hoardings etc., for the purposes mentioned hereinabove;
30. The stilt portions if any, shall belong to the Developers who alone shall have the right to deal with or dispose of the same;
31. It is agreed that till all the flats/shops/garages/parking spaces and others premises are sold and allotted to the prospective Purchaser/s, the Developers shall be entitled to retain with them unsold flats/shops/garages/parking spaces and other premises and no maintenance charges and taxes and other outgoings would become payable by the Developers in respect of the said unsold flats/shops/garages/parking spaces and other premises and neither the Purchaser/s nor the Co-operative Housing Society to be formed by the Purchaser/s shall claim demand or charge from the Developers any amount towards such maintenance, taxes and other outgoings in respect of the unsold flats/shops/garages/parking spaces and other premises in respect of the period from the date of occupation certificate till the same are sold to the prospective Purchaser/s;
32. Over and above the said purchase price as mentioned in Clause 7, the Purchaser also agrees to pay the proportionate share of amount for the following to the Developers before taking possession of the said Flat/Shop
 - a) Development charges and Infrastructure charges levied by the Corporation /CIDCO,
 - b) Security Deposit for individual Electricity Meter and SLC charges to M.S.E.B
 - c) Cost of board wiring, electricity supply cable, Transformer, common Three Phase and / or single phase meter for water pump,

- d) Deposit and charges for water connection, water pipeline upto the underground water Tank,
- e) For Share money, application and entrance fee,
- f) Proportionate share of cost of formation of Society/Association of Purchaser/s members,
- g) For charges for Documentation and Legal fees of drafting of Conveyance

33. So long as each tenement shall not be separately assessed for the Municipal taxes and water taxes, the Purchaser/s shall pay a proportionate share of the water tax and municipal taxes assessed on the whole building such portion to be determined by the Developers on the basis of the area of each flat/shop with or without garage/parking spaces in the said building to be constructed by the Developers and other areas attached thereto. The Purchaser/s along with the other Purchaser/s of flat/shop with or without garage/parking space will not require the Developers to contribute proportionate share of the maintenance charges of the flat/shop with or without garage /parking space which are to be constructed or which are not sold and disposed off by the Developers. The Developers will also be entitled to the refund of the taxes on account of the vacancy of the said tenements. The Purchaser/s hereby agree to pay all the amounts payable under the terms of this Agreement as and when they become due and payable including interest at the rate of 18% per annum for delayed period.

34. The Developers shall have the right to make additions and/or alterations and raise or put up additional structures, as may be permitted by concerned authorities on the terrace or on the said land and/or grant right of way from the said land for development of any property. If any portion of the said land is acquired or notified to be acquired by the Government or any other Public body or authority, the Developers shall be entitled to receive all the benefits in respect thereof and/or compensatory FSI or all other benefits which may be permitted in lieu thereof. The Developers shall be entitled to use any additional FSI or carry out and complete additional construction that may be permitted by the CIDCO or any other Local Body or concerned authority on the terrace and/or on the said land or any part thereof for any reason whatsoever including FSI in respect of any adjoining or neighboring property. Such additional structures and storey will be the sole property of the Developers who will be entitled to dispose it off in any way they choose and the Purchaser/s hereby irrevocably consent to the same and the Purchaser/s shall not be entitled to raise any objection

or to any abatement in the price of the said premises agreed to be acquired by him / her / them thereby and / or make claims for compensations or damage on the ground of inconvenience or any other ground whatsoever. It is agreed by and between the parties that if the permitted Floor Space Index or density is not consumed in the building/s being put up and/or at any time further construction on the said plots of land is allowed, the Developers shall always have irrevocable right to put up additional construction and storey and/or consume the balance floor space index and/or additional floor space index of any other property in any other manner whatsoever and the Society and/or the Purchaser/s shall not be entitled to claim any share, right, title or interest in any such additional FSI as aforesaid nor shall they be entitled to raise any objection whatsoever in respect of its use by the Developers in any manner they choose. The Purchaser/s shall not be entitled to any rebate and/or concession in the price of his / her / their premises on account of the construction of any other structures and/or the changes, alterations and additions made in the Building or structures and / or right of way, if any, granted by the Developers.

35. The Developers shall be entitled to transfer, assign, dispose off and / or sell in any manner they deem fit or proper the said terrace/s areas /stilt/ etc. to anybody on such price, terms and conditions as the Developers may deem fit and proper. The flat / shop purchaser/s singly and/or along with other flat/shop purchaser/s will not raise any objection of whatsoever nature of kind.

36. As soon as the Developers notify that the said premises is ready for occupation the flat/shop Purchaser/s shall pay the entire due balance price, if any, together with accrued interest payable by him / her / them and the other amounts payable hereunder finally within fifteen days of such notice whether served individually or put up at some prominent place in the building. If the flat / shop Purchaser/s fails to pay the said balance price as aforesaid, the Developers will be entitled to forfeit the earnest money previously paid by the flat/shop Purchaser/s and shall terminate this agreement and the flat/shop Purchaser/s shall thereupon loose all rights in the said premises agreed to be sold as well as all the rights and benefits under this agreement. In the event, if the Purchaser/s fails to take possession of the said premises after the receipt of notice, the Promoter shall send a second notice as a reminder of the 1st notice. After the receipt of the 2nd notice, if the Purchaser fails to take possession of the premises within the period mentioned in the said notice, the Developers shall without

prejudice to their rights under these presents and under the law shall be entitled to terminate the said Agreement for sale and the amount paid by the Purchaser shall be refunded after deducting from the payment made by the Purchaser/s such amounts as they may find proper to compensate for the damage so caused and if such payments are inadequate, they shall be entitled to recover further amounts from the Purchaser/s to compensate for the damage so caused and the Purchaser/s hereby consents to the same. The decision of the Developers in that regard shall be final and binding upon Purchaser/s who shall not dispute the decision of the Developers in this regard. Without prejudice to the rights of the Developers under the Maharashtra Ownership Flats Act, 1963 and/or any other Act the Developers shall be entitled to take action against the Purchaser/s if the Purchaser/s does not pay his / her / their proportionate share of outgoings hereinafter referred to in Clause 15 of this Agreement every month and he/she/they remain/s in arrears for three months, the Developers will terminate his / her / their Agreement and enter upon the premises and forfeit all the amounts paid by the Purchaser/s to the Developers under this Agreement and resume possession of the said premises.

37. At least 7 days prior to affixing the stamp of the conveyance and/or Deed of Transfer in respect of the said property the purchaser/s shall pay to the Developers, if not already paid, the Purchaser/s' share of the Stamp duty and Registration charges payable by the said Society on the deed of Conveyance or Deed of Transfer or any document or instrument of transfer in respect of the said land and the Building to be executed in favor of such organization. The Developers shall not be liable to pay any amount of Stamp duty and Registration Fees on the Deed of Conveyance or Deed of Transfer in respect of the said plots or any part thereof.
38. The Purchaser/s shall permit the Developers and their surveyors and agents with or without workmen and others at all reasonable time to enter into and upon the premises or any part thereof for the purposes of making, repairing, maintaining, rebuilding, cleaning, lighting and keep in order and good condition services, drains, pipes, cables, water connection, electric connections, wires, part structures and other conveniences belonging to serving or used for the said Building and also for the purposes of laying down, maintaining, repairing and testing drainage and water pipes and electric wires, and for similar purposes.
39. After the license to enter upon the said premises is given to the Purchaser/s if any additions or alterations in or about or relating to the said

Building is required to be carried out by the Government, local or any statutory authority, the same shall be carried out by the Purchaser/s in cooperation with the Purchaser/s of the other flats/shops in the said building at his / her / their own costs and the Developers shall not in any manner be liable or responsible for the same or to contribute any amount for the purpose aforesaid. If any permission is required to be obtained or any compliance is to be effected under any Central or State Government Legislation and/or any rules framed there under and/or under any other order, notifications or ordinance whatsoever and by whatever name called the same shall be complied with by the Purchaser/s and / or the body/s of the Purchasers and/or the society in consultation and in co-operation with the Developers and all costs, charges and expenses, if any, that may have to be incurred in connection therewith, shall be borne and paid by the Purchaser/s and/or the society only.

40. The Purchaser/s agree/s that the terrace space in front of or adjacent to the terrace flat premises in the said Building, if any, shall being exclusively to the respective purchaser/s of the terrace flat premises and such terrace spaces are intended for the exclusive use of the respective terraces premises Purchaser/s. The said terrace shall not be enclosed by the Purchaser/s till the permission in writing is obtained from the concerned local authority and the Developers or the Society as the case may be.
41. The Purchaser/s and the Developers shall immediately after the execution of this Agreement lodge the same for payment of stamp duty and thereafter for registration with the appropriate competent authority. On the date fixed if the Purchaser/s fail/s to lodge this Agreement for registration, the Developers shall not be in any way responsible for the non-registration of the said Agreement and the consequences arising thereon. The stamp duty and registration charges and all other charges including penalty (if any) incidental to this Agreement shall be borne and paid by the Purchaser/s alone.
42. The Purchaser/s shall at no time demand partition of his / her / their interest in the said Building/s and / or the said land, it being agreed and declared by the Purchaser/s that his/ her / their interest in the said premises is importable.
43. All letters, receipts and/or notices issued by the Developers dispatched under certificate of posting to the address known to them of the Purchaser/s will be sufficient proof of receipt of the same by the

Purchaser/s and shall completely and effectually discharge the Developers.
For this purpose the Purchaser/s has / have given the following address:

44. If the Purchaser/s neglects, omits or fails for any reason whatsoever to pay to the Developers any amounts due and payable by the purchaser/s under the terms and conditions of this Agreement (whether before or after the license to enter) within the time herein specified or if the purchaser/s shall in any other way fail to perform and / or observe any of the terms and stipulations and conditions and covenants herein contained and on his / her / their part to be observed and performed the Developers shall be entitled to cancel the license and take possession of the said premises and everything whatsoever therein and this Agreement shall cease and stand terminated and the earnest money and all other amounts already paid by the Purchaser/s shall stand absolutely forfeited to the Developers and the Purchaser/s shall have no claim for refund or repayment of the said earnest money and/or the said other amounts already paid by the Purchaser/s or any part thereof the Purchaser/s hereby agree/s to forfeiture of all his / her / their rights, title and interest in the said premises and all amounts already paid under this Agreement or otherwise and in such event the Purchaser/s shall also be liable to immediate ejectment as trespasser and the right given by this clause to the Developers shall be without prejudice to any claim whatsoever at law or under this Agreement of the Developers against the Purchaser/s.
45. The transaction covered by this contract at present is not understood to be a sale liable to tax under the sale tax law. If, however, under the law as enacted or by reason of any amendment to the Constitution or any new enactment or amendment to the existing law or any other law, Central or State, this transaction is held to be liable to tax, as a sale or otherwise, either as a whole or in part or any inputs or material or equipments used or supplied in execution of or in connection with this transaction are liable to tax, the same shall be payable by the Purchaser/s along with other Purchasers on demand being made by the Promoter in that behalf without raising any dispute or objection in that behalf. The Purchaser shall indemnify and keep the Promoter's indemnified at all time towards the payment of taxes including Service Tax if any which will be leviable before or after the execution of this Agreement and also after the possession of the said premises.

46. It is learnt that the Government is planning to levy **Service Tax/ VAT on purchase of flat/shop /premises / construction of house.** Whenever the said tax is leviable, the Purchaser agrees and undertakes to bear and pay whatever Service Tax or any other tax that will be payable to the Government/ concerned local authority/ any other public authority from time to time.
47. The Purchaser further agrees that whenever any notice is received by the Developers from the Government / concerned local authority/ any other public authority for payment of any service taxes or any other taxes with regard to flat / shop / premises / construction of house, the purchaser agrees and undertakes to pay the same immediately to the Developers / Government as desired by the Developers. The Purchaser agrees that he/they are solely responsible, liable and bound to pay taxes levied by the Government / concerned local authority/ any other public authority with respect to flat/ shop /premises / construction of house purchased by flat/shop purchasers as stated above.
48. The Purchaser also agrees and undertakes to reimburse to the Developers the amounts which may be paid by them to the Government/ concerned local authority/ any other public authority on behalf of the Purchaser.
49. The Purchasers indemnify and keep indemnified the Developers, i.e. **M/S. OM SAI RIDDHI SIDDHI DEVELOPERS,** (a Registered Partnership Firm bearing Registration No. MA 35708 dated 20th Sept.2011) having its Office at Shop No. 154 / 155, Agarwal Trade Centre, Plot No. 62, Sector-11, CBD Belapur, Navi Mumbai – 400614 from and against any action that may be taken or fine which may be imposed and also against any loss or damage caused to them due to the nonpayment of the aforesaid taxes by the Purchaser.
50. The Developers are and shall be entitled to sell and/or agree to sell the unsold premises and/or rights to any person or persons who may not be a purchaser of the premises in the said Building and the body of the various Purchasers shall be liable to enroll and admit the purchaser/s of such premises as its members and the purchaser/s hereby agree and undertake not to raise any objection or requisition in that behalf and do hereby irrevocable consent to what is stated hereinabove.

51. On the completion of entire development of the said land and on receipt by the Developers of the full payment of all the consideration money and other amounts due and payable to them by all the holders of all the premises the Purchasers of flats/ shops / garage / parking space holders shall co-operate with the Developers in forming, registering on incorporation of a Co-operative Society or of the Limited Company or an Association as the case may be and the same shall be, subject to the rights of the Developers under this Agreement and the conveyance to be executed in pursuance thereof. When the Co-operative Society or Limited Company or Association is registered or incorporated as the case may be and all the consideration moneys and other expenses as the case may be and other amounts due and payable to the Developers in respect of all the premises as aforesaid are received by the Developers or within four months of the registration of the society whichever is later, the Developers shall cause to be transferred to the Society or Limited Company and all the rights, title and interest of the Developers and/or the Owners in the said land together with the Building by executing the necessary conveyance (or to the extent as may be permitted by the Authorities) and the Building in favour of such Society or Limited Company, as the case may be.

52. The Developers shall, if necessary, become members of the Society in respect of their rights, benefits conferred herein. If the Developers transfer, assign and dispose off such rights and benefits herein conferred on them at any time to anybody, the assignee, the transferee and/or the Purchaser/s thereof shall become the member of the Society in respect of the said rights and benefits. The Purchaser/s and the Society shall not have any objection to admit such assignee or transferee or the Purchaser/s thereof as a member of the Society.

53. The Advocate of the Developers shall prepare and/or approve, as the case may be, any deed/s, documents to be executed in pursuance of this Agreement. All costs, charges and expenses including Stamp duty, Registration Charges and all other expenses in connection with the preparation and execution of the deeds and/or documents and aforesaid shall be borne and paid by all the Purchaser/s of the flats / shops / garages / parking spaces in the said Building. The Developers shall not be liable and entitled to contribute any amount towards such expenses

54. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963 and the Rules there under and/or

any modification/s and/or reenactment thereof and/or the rules or any other provisions of law applicable thereto and hereto.

55. The possession of the said premises shall be delivered to the flat/shop purchaser/s after the building is ready for use the occupation and only after all the amounts due by the flat/shop purchaser/s under this agreement are first simultaneously paid to the Developers. The possession of the said premises may be offered and / or given earlier, if requested by the flat / shop purchaser/s, before receiving the occupation certificate to enable the flat / shop purchaser/s to decorate the same internally or otherwise, provided however that the flat / shop purchaser/s has / have first paid full consideration herein mentioned and all other amounts payable hereunder to Developers provided further that he/she / they shall not be entitled to use and occupy the said premises till the occupation certificate from the CIDCO and/or other necessary consents from other concerned authorities are obtained/received. The purchaser shall take possession of the said premises within fifteen days of the Developers giving written notice to the purchaser offering the possession and / or intimating that the same is ready for use and occupation, time being the essence.

56. Upon the flat/shop purchaser/s taking possession of the said premises, he/she/they shall have no claim against the Developers in respect of any items of work in the said premises which may be alleged not to have been carried out and/or completed and/or being defective and/or being not in accordance with the plans and/or specification and/or this agreement and/or otherwise howsoever in relation thereto and it will be deemed that the flat/shop purchaser/s has fully inspected the said premises and satisfied himself about the same before receiving possession thereof.

57. The flat/shop purchaser/s along with other purchaser of flat / shop / parking space in the said building “**RIDDHI SIDDHI EXOTICA**” shall form a Co-operative Society or Association of Apartment Owners or Limited Company to be known as the _____ Co-operative Society or “_____”. After formation of the said Co-operative Housing Society or Association of Apartment Owners or Limited Company and after completion of the building and receipt by the Developers of the full price of all the flats / shop the Developers shall execute the necessary conveyance or sub lease of the said plot of land in favour of such Co-operative Housing Society or Association of Apartment Owners or Limited Company. Such conveyance as also the rules of the Co-operative Housing Society or Association of Apartment Owners or Limited Company may adopt at its

inception and the regulations and bye-laws of the proposed Co-operative housing Society or Association of Apartment Owners or Limited Company shall be prepared and / or approved by the advocates of the Developers and all costs and expenses including professional cost of the advocates of the Developers in connection with the formation of a Co-operative Housing Society or Association of Apartment Owners or Limited Company and the stamp and registration charges and all other incidental charges of the said conveyance shall be borne by all the flat / shop purchaser/s and / or members of such Co-operative Housing Society and/or Association of Apartment Owners or Limited Company. It is made clear that the Developers shall not be liable to pay any stamp duty or registration charges in respect of the conveyance lease deed of the said plot of land and building in favour of the said Society or Association of Apartment Owners or Limited company as aforesaid. It is also made clear that in no case Developers shall execute the separate deed of conveyances in respect of the separate premises.

58. Notwithstanding anything herein contained or otherwise provided in this agreement, Developers shall be at liberty to sell assign, transfer, or otherwise deal with its rights, title and interest in the said plot and/or in the said building constructed or to be constructed thereon in any manner whatsoever provided. However that this right of the Developers shall in no way affect or prejudice the rights of the flat/s shop purchaser/s. It being expressly agreed and understood that the flat/shop purchaser/s shall have no claim whatsoever except in respect of the premises hereby agreed to be acquired and that all open spaces / flats / shops / stilt areas / gardens / terraces in the said building will remain the property of the Developers until the said plot is fully developed and is transferred to the Co-operative Society or Association of Apartment Owners or Limited Company as the case may be.

59. The Flat/shop purchaser/s for himself/themselves with intention to bring all persons into whomsoever hands the flat/shop may come, doth hereby covenant with the promoter as follows:

- a. To maintain the flat/shop in good tenantable repaired condition from the date of possession of the flat/shop is taken and shall not do or cause to be done anything in or to the building in which the flat is situated, staircase or any passage which may be against the rules, regulations or bye-laws of concerned local or any other authority or change/alter or

make addition in or to the building in which the flat/shop is situated and the Flat/shop itself or any part thereof.

- b. Not to store in the flat/shop any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the constructions or structure of building in which the flat/shop 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 the upper floors which may damage or likely to damage the staircases, lift, common passages or any other structure of the building in which the flat is situated, including entrances of the building in which the flat/shop is situated and in case any damage is caused to the building in which the flat/shop is situated or the flat/shop on account of negligence or default of the flat/shop purchaser/s in this behalf, the flat/shop purchaser/s shall be liable for the consequences of the Breach.
- c. To carry at his own cost all internal repairs to the said flat/shop and maintain the flat/shop in the same conditions, state and order in which it was delivered by the promoter to the flat/shop purchaser/s and shall not do or cause to be done anything in or to the building in which the flat/shop is situated to the flat/shop which may be against the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the flat/shop purchaser/s committing any act in contravention of the above provision, the flat/shop purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and or other public authority.
- d. Not to demolish or cause to be demolished the flat/shop or any part thereof, nor any time make or cause to be made any addition or alteration of whatever nature in or to the flat/shop or any part thereof, nor any alteration in the elevation and outside color scheme of the building in which the Flat/shop is situated and shall keep, the portion, sewerages, drains pipes in the flat/shop and appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the flat/shop is situated and shall not chisel or in any other manner damage the columns, beams, walls, slabs or RCC parades or other structural members in the flat/shop without the prior written permission of the promoter/and or the society or the Limited Company.

- e. Not to throw dirt, rubbish, garbage or other refuse or permit the same to be thrown from the Window/Balcony in the compound or any portion of the same land and the building in which the flat/shop is situated.
- f. Pay to the Promoter within Seven days from demand by the promoter, his/her/their share of security deposit by concerned local authority or Government for giving water, electricity for any other service connection to the building in which the Flat/shop is situated.
- g. To bear and pay increase in local taxes, water charges, insurance and such other levies if any which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the flat/shop by flat/shop purchaser/s viz. user for any purposes other than for residential purpose.
- h. The flat/shop purchaser/s shall not let, sub/let, transfer, assign or part with flat/shop purchaser/s interest of benefit factor of this agreement or part with the possession of the flat/shop until all the dues payable by the flat / shop purchaser/s to the promoter under this Agreement are fully paid up and only if the flat/shop purchaser/s had not been guilty of breach of or non-observance of any of the terms and conditions of this agreement and until the flat/shop purchaser/s has / have intimated in writing to the promoter.
- i. The flat / shop purchaser/s shall observe and perform all the rules and regulations which the Society or the Limited Company 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 flat/shop 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 or any other public bodies. The flat/shop purchaser/s shall also observe and perform all the stipulation and condition laid down by the Society or Limited Company regarding the Occupation and use of the flat/shop in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this agreement.
- j. Till a conveyance of building in which the flat/shop is situated is executed the flat/shop purchaser/s shall permit the Promoter 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 conditions thereof.

60. The flat/shop purchaser/s shall use the flat for the purpose of residence and shop for commercial purpose only, and in case of car parking/garage space, for parking of motor vehicle only and in case of any other purposes as may be authorized by the Developers in writing and as may be permissible by law and/or CIDCO or any other concerned authority in that behalf and which is not likely to cause nuisance or annoyance to the other occupiers of the said building and/or the owners and occupiers of the neighboring properties and shall not be used for any illegal or immoral purposes. The flat/shop purchaser/s hereby indemnifies the Developers against the costs and consequences of any action initiated by anyone (including any authority in law) against the misuse of his / her / their premises or rights under this agreement.
61. If the purchaser/s desire/s to sell or transfer his/her/their interest in the said premises or is/are desirous to transfer or give the benefit of this Agreement to any one else and if the Developers agree to give such consent, then and in such event, simultaneously with the Developers granting to the Purchaser/s the consent as herein contemplated the Purchaser/s shall pay to the Developers such sum as the Developers may in their absolute discretion determine by way of the transfer charges and administrative and other costs, charges and expenses pertaining to the same. It is clearly understood and agreed that unless such amount is paid to the Developers by the Purchaser/s, the Promoter are not obliged to give consent to transfer even if the Purchaser/s is/are willing to pay such charges;
62. The Purchasers hereby agree that on receipt of the Occupation Certificate from CIDCO and/or any other local authority, it does not imply that civic infrastructure facilities in the area (where the building is being constructed) such as roads, drainage, street lights, permanent electrical and water connections and all such other civic amenities would be available. The provision of civic amenities is the responsibility of the government/CIDCO/other local authorities. The Developers hereby also clarify that receipt of an occupation certificate from CIDCO or any other local authorities does not also imply that the building is complete in all respects. The Purchaser hereby agrees having read and understood what is stated in this clause and shall not withhold any payment due to the Promoter for non-availability of civic amenities/infrastructure facilities and/or for any other reasons whatsoever.

63. On obtaining the Occupation Certificate, the Developers shall be at liberty to handover possession of the said premises to the Purchasers even though permanent electricity and water connections are not sanctioned/delayed by respective authorities. The Purchaser shall not be entitled to make any claim/demand or ask for damages from the Developers for delay in obtaining permanent electricity and water connections.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands, the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of a plot of land bearing Plot No. 171, Sector 19, total admeasuring area 899.86 Sq.mtr. allotted under 12.5% Scheme (GES) lying at Village Ulwe, Navi Mumbai, Dist. Raigad. The said Plot No. 171 is bounded as under:

On or towards East by : Plot No.B-10
 On or towards West by : 24.00 Mtr. Road
 On or towards South by : Plot No.B-12
 On or towards North by : Plot No.B-1

SECOND SCHEDULE:

ALL THAT piece and parcel of premises bearing Flat No. _____ on _____ Floor in the _____ wing admeasuring _____ Sq.mtr.(Carpet area) being _____ Sq.mtrs (built-up area) and terrace/s admeasuring _____ Sq.mtrs attached to the said premises in the building known as “**RIDDHI SIDDHI EXOTICA**” situate at Plot no-11, Sector No.8, ULWE, Navi Mumbai ,Dist: Raigad.

Signed, sealed and delivered by)
The within named DEVELOPERS)
OM SAI RIDDHI SIDDHI DEVELOPERS)
Through its partner)

Signed, Sealed and Delivered)
By the within named FLAT/SHOP)
PURCHASER/S)

In the presence of

1. _____)

2. _____)

RECEIPT

RECEIVED a sum of Rs. _____/-(Rupees _____
_____ only) from within named flat / shop
purchaser/s paid by cash / cheque No. _____ dated _____ drawn
on Bank _____ towards the sale
price in respect of Flat No. _____ on _____ Floor, in the _____ Wing of
building known as '**RIDDHI SIDDHI EXOTICA**' to be constructed on plot
No.B-11, Sector No. 8, ULWE, Navi Mumbai as agreed under these
presents.

WE SAY RECEIVED

Rs. _____

FOR OM SAI RIDDHI SIDDHI DEVELOPERS

PARTNER

ANNEXURE 'D'**AMENITIES**

- Top class construction with earthquake resistant R.C.C. structure and Elegant Architectural elevation.
- Excellent planning with no wastage, good lighting and ample Ventilation.
- 2' x 2' Vitrified flooring in all rooms and passage.
- Granite platform with S.S. Sink in kitchen.
- Wall Tiles dado up to beam level
- Cable & Telephone points in Living and Master Bed Room.
- A.C. Point provided in Bed Room.
- Powder Coated aluminium sliding windows with Marble Sill.
- Powder Coated aluminium , glass louvered window in Toilets
- Reputed make wall putty finished internal walls with Acrylic
- Distemper paint. Reputed make external Acrylic Paint.
- Designer Glazed Tiles in Bath & W.C. Concealed plumbing with Premium Quality C.P. fittings.
- Concealed electrical wiring with ample Electrical Points and Modular Switches.
- Decorative Laminated Flush Main Door. Decorative Laminated Flush Internal doors with wooden frame.
- Water proof ERP Bath Room doors
- Advance Fire Fighting System.
- Decorative entrance Lobby.
- Lift of Reputed Make..
- Power backup for Common Lights and Lifts
- Children Play Area
- Landscape Garden.

* **Note:-** All the plans, Drawings, Amenities, and Facilities etc. are subject to the approval of the respective authorities and can be change if necessary. This discretion remains with the Developer.