Developer shall be responsible for their removal at their cost after completion of development work as contemplated herein. All decisions about appointment of contractor, sub-contractor etc. shall be taken by the Developer independently.

q. The Developer shall carry out an 'A' grade waterproofing in respect of all wet areas of the said Proposed New Building including the terrace.

r. Any refundable deposit which the Developer shall have to pay to MCGM or any Concerned Authorities in relation to the development of the said Property whether in the name of the Developer or in the name of the Owners, the Developer alone shall be entitled to get the refund of such deposit directly from the Concerned Authorities.

s. The Developer shall strictly adhere to the provisions of RERA and MAHA-RERA and agree that in the event of any complaint being filed or in the event any breach is caused of the provisions of RERA or the Rules thereunder (whether by way of delays in the project, breaches of any of the terms of the agreements with the purchasers of any of the Free-S[illegible] Flats, or otherwise howsoever), the Developer alone shall be liable for the same. The Developer agrees to indemnify and keep indemnified and harmless the Owners of, from and against any and all actions, suits, claims, proceedings, costs, damages, judgments, amounts paid in settlement and expenses relating to or arising out of any breach by or of the Developer of the terms and conditions of their agreements with any flat-purchasers and/or any breach of the provisions of RERA and the rules thereunder.

t. The Developer shall not in any circumstances transfer, assign, sell or alienate the benefits of this agreement, either in part or in whole to any third person/party either for consideration or otherwise. The Developer shall not change the constitution of

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their partnership by way of inducting any new partners or retirement of present partners which shall amount to transfer of the control and management of the partnership and the present partners shall continue to be the partners till the completion of the project.

u. The Developer agrees and confirms that the aforesaid Hardship and other compensation is a predetermined and fixed compensation and is not proportionate to any type of FSI in respect of the said Plot or the potential of the said plot to load the TDR and hence shall not be reduced in any manner. Similarly, the area of the Owner/Co-Owners Premises is also not proportionate to the potential of the plot (in terms of the FSI of the plot or potential of plot to load the TDR) and hence shall not be reduced in any manner.

27. ORGANISATION/ BODY OF PREMISES HOLDERS IN THE PROPOSED NEW BUILDING

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a. It is agreed between the Parties that the purchasers/ occupants/ holders/ allottees of the various premises in the said Proposed New Building/s including the transferees of the Developer's Area, the Owners (as the occupants and owners of the Owners' Constructed Premises) including the owners/transferees of the Owners' Constructed Premises and the Tenants / subsequent owners of the Tenants new premises shall themselves form a Co-operative Housing Society or a Condominium of Premises Holders or a Limited Company or any other body of purchaser/s (hereinafter referred to as "the **Proposed Body**") as may be permissible to be formed under the provisions of Section 17 of RERA and Rule 9 of the Real Estate (Regulation and Development) (Registration of the Real Estate Projects, Registration of Real Estate Project, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 (hereinafter referred to as "**RERA Rules**") as well as under the provisions (to the extent applicable) under the provisions of Section 10 of the

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MOFA and the Maharashtra Ownership Flats (Regulation of promotion of Construction, Sale, Management and Transfer) Rules, 1964 (hereinafter referred to as "**MOFA Rules**") made thereunder, and the said Plot together with the Proposed New Building/s standing thereon will be transferred to the Proposed Body. All costs, charges and fees payable for formation of such proposed body shall be paid and borne by the Developer alone.

b. Such transfer shall be effectuated by execution of a Deed of Conveyance by the Owners in favour of the Proposed Body in respect of the said Plot and which Deed of Conveyance shall also be executed by the Developer; and the Proposed New Building shall also thereby stand transferred in favour of the Proposed Body.

c. Within 12 months of receipt of the full Occupation Certificate in respect of the proposed new building and upon full payment of Hardship Compensation, other compensation, damages as set out herein, the Owners shall, execute and register the requisite Deed of Conveyance in favour of the Proposed Body at the costs of the Developer.

The stamp duty, registration fees, taxes and all other charges and expenses due and payable on the Deed of Conveyance shall be borne and paid by the Developer alone.

e. It shall be the sole obligation and duty of the Developer to ensure, at their costs, that after the registration of the Deed of Conveyance, the name of proposed body is brought on record in the and records by mutating the same accordingly.

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28.0 SECURITY PREMISES AND STEP IN RIGHTS-

a. To ensure that (i) the Developer shall complete the Owners Constructed Premises and the Tenant's constructed area with all Amenities and complete the proposed New Building with

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the Full Occupation Certificate in respect thereof within 36 months (which is inclusive of the Grace Period of 6 months) from the Appointed date subject to force majeure events & (ii) the Developer pays the Hardship Compensation, other compensation and damages payable to the Owners and Tenants as per this Agreement, the Developer shall provide to the Owners, Premises from the Developer's Area, 04 flats viz. one flat of 298 sq. ft. on the 2nd floor, one flat of 650 sq. ft. on the 3rd floor, and two flats of 650 sq. ft. and 661 sq. ft on the 4th floor in aggregate admeasuring 2259 sq. ft. carpet area in the proposed new building, as per tentative floor plans thereof annexed hereto (marked "Annexure E"), along with 1 car-parking spaces for each of these Flats aggregating to 4 Parking Spaces (hereinafter collectively referred to as the **"said Security Premises"**). The Developer shall not enter into any agreement, arrangement or writing with any person(s) for the sale, transfer, mortgage or otherwise creating any charge or third-party rights whatsoever in respect of the said Security Premises.

b. However, in the event, the Developer fails to complete the construction within the said Completion Period or fails to offer possession to the Owners of their respective premises and/or fails to pay the Monetary Hardship Compensation and/or other amounts due and payable by the developers to the Owners as per this Agreement then the Owners shall be entitled to issue a notice of 15 (Fifteen) days in writing (hereinafter referred to as **"the Step-in Notice"**) calling upon the Developer to complete the construction of the said New Building and pay the consideration/Hardship Compensation and/or other amounts payable as stated hereinabove within the time stipulated in the Step-in Notice.

c. If the Developer fails to complete the construction of the said New Building within the time stipulated in the Step-in Notice, subject to any Force Majeure events, then the Owners shall be entitled to take over the construction of the said New

Building and the Tenant's new premises and complete the construction of the Proposed Building to the extent of the Owners' and the Tenant's new Premises, by appointing any contractor, Architect and RCC Consultant (without creating any third party rights in favour of such contractor in respect of the said Plot and/or any part or portion thereof and/or the construction to be brought up or already brought up thereon), and without creating any third party rights in respect of the Developer's Area (save and except the Security Premises) as provided herein. The Owners shall in such an event, be entitled to sell/transfer the Security Premises (to the extent not released till then); and the Developer does hereby unconditionally and irrevocably authorizes and hereby gives full power and absolute authority to the Owners to sell the Security Premises (to the extent not released till then) in such an event and to enter into Agreement for Sale in the Owners' names and for the Owners' benefit on a principal to principal basis in respect of such Secured Premises and not as an agent of the Developer; and to receive consideration in respect thereof without any reference and/or recourse to the Developer. It is clarified that the Owners shall not require any further confirmation of the Developer in the course of sale and transfer of the Security Premises. The Developer does hereby covenant with the Owner that the Developer shall not obstruct and/or hinder sale of Security Premises by the Owners (to the extent not released till then). The entitlements of the Owners under this Clause are hereinafter referred to as "the Step-in Rights".

d. The Owners shall utilise the entire amount realized by them from the sale/transfer of the Security Premises for putting up construction of the Owners' and the Tenant's new Premises as well as for payment of premiums to the Planning Authority, loading of TDR (if not loaded till then), procuring further approvals and procuring occupancy certificate in respect of Owners' and the Tenant's new Premises. The Owners shall

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be entitled to recover deficit amount from the Developer as may be incurred by the Owners (to the extent not realized from sale of the Security Premises) in the course of completing the construction of the Owners' and the Tenant's new Premises and procuring occupancy certificate from Planning Authority. However, the Owners shall, prior to appointment of any such contractor for completing the work, finalize the scope of work of the contractor and the amounts payable to such contractor for completing the construction of the Owners' and the Tenant's new Premises, as may be desired by the Owners.

e. In the event, if the Step-in Rights are exercised by the Owners, the Developer agrees that the Developer shall not cause any hindrance or obstruction to the Owners carrying out the construction work through any other contractor and also cooperate with the Owners by providing the copies of all the sanction, approvals, drawings including sanctioned plan as may be required by the new contractor, to complete the construction of the Owners' and Tenants new Premises. The Developer shall if so required, procure no objection certificate from their project architect to enable Owners to appoint new architect. In such an event, the dues/liabilities of the previous contractor (as may have been appointed by the Developer), shall be settled by the Developer only and the Owners shall not be responsible and/or liable for the same.

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f. It is clarified that:

i. in the event of exercise by the Owners of the Step-in Rights, the Owners shall not be entitled to and/or be responsible for the completion of the Developer's Area. It is clarified that in the course of exercise of the Step-in Rights, the Owners shall have no authority to the Developer's Area except the Construction of the Security Premises (to the extent not released till then) for construction or to create any third-party rights in respect

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thereof and the entitlement to the Developer's Area except the Constructed Security Premises (to the extent not released till then) shall at all times vest solely with the Developer.

ii. in case the Owners exercise the Step-in Rights, the Developer shall after the Owners complete their premises and that of the Tenant's new premises, be entitled in their own rights to complete the construction of the Developer's Area and give possession of the flats/ premises comprised therein, to the respective purchaser/s acquirer/s of the Developer's Area or the nominee/s the Developer, as the Developer may deem fit;

g. Even after the Owners exercise of the Step-in Rights, the Developer shall continue to pay the delay compensation from the exercise the Step in Rights for the period as may be certified by the Architect appointed by the Owners for completion of then incomplete construction and procurement of part occupancy certificate for the Owners' and the Tenant's new Premises.

h. The Security Premises shall stand released in stages as set out hereinafter.

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i. On completing 2nd floor ceiling slab of the Project, the flat on the 3rd floor out of the Security Premises (admeasuring around 650 square feet carpet area and 01 car parking spaces) shall be released by the Owners and can thereafter be dealt with by the Developer.

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ii. On completing 7th Floor ceiling slab of the Project, the flat on 4th floor out of the Security Premises (admeasuring around 650 square feet carpet area and 01 car parking spaces) shall be released by the Owners and can thereafter be dealt with by the Developer.

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iii. On completing 9th Floor ceiling slab and submitting proof of TDR purchased, premiums paid and obtaining all permissions covering the 10th floor and the entire building Project, the flat on the 2nd floor out of the Security Premises (admeasuring around 298 square feet carpet area and 01 car parking spaces) shall be released by the Owners and can thereafter be dealt with by the Developer

i. On offering possession of the Owner's and the Tenant's new Premises with Amenities and after receiving the full Occupation Certificates thereof, and payment of the Hardship and other Compensation and any unpaid damages as per the provisions of this Agreement, the balance of the Security Premises i.e. the other flat on the 4th floor admeasuring 661 sq ft and 01 car parking space of the security premises shall be released by the Owners forthwith and can thereafter be dealt with by the Developer;

j. At each stage of release of Security Premises, the said Documents (as defined below) in respect of such Security Premises shall also be released by the Owners to the Developer.

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k. It is further agreed that the Developers will upload the details of the Security Premises on the RERA website.

l. To facilitate the Owners to sell the said Security Premises, the Developer shall execute 4 nos. of separate Agreements for Sale in respect of said Security Premises. The Developers shall also execute 4 separate registered Power of Attorneys for admitting execution of the Agreement for Sale in respect of the said Security Premises on behalf of the Developers. The 4 separate Agreements for Sale and 4 separate Power of Attorneys shall hereinafter collectively be referred to as "the said Security Documents". The Stamp duty on the 4 separate Power of Attorneys shall be paid by Developer and stamp duty, registration charges and other out of pocket expenses due and payable on Agreement for Sale in respect of the

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Security Premises shall be paid by the prospective purchaser/s.

m. The said documents shall be handed over to the Owners by the Developer at the time of granting license on the said appointed date.

29. INDEMNITY

a. Indemnity by the Owners

The Owners do hereby indemnify and shall keep indemnified the Developer from and against all and any damage or loss that may be caused to the Developer including *inter alia* against and in respect of all actions, demands, suits, proceedings, penalties, impositions, losses, damages, costs, charges and expenses that may be caused to or incurred, sustained or suffered by the Developer by virtue of any of the aforesaid representations, assurances, declarations, covenants and warranties made by the Owners being untrue and/or otherwise as a result of the Developer entering into this transaction and/or arising there from.

b. Indemnity by the Developer

The Developer shall in the course of the construction and completion of the Proposed New Building, do all lawful acts and things required by law and perform the works in conformity in all respects as per the provisions of the statutes applicable thereto and the bye-laws and the rules and regulations of the MCGM, Development Control Rules and the Rules and Regulations of any other public body or local authority or other authorities having jurisdiction to regulate the same and shall throughout keep the Owners saved, harmless, defended and indemnified of, from and against all claims for the fees, charges, fines and other payments whatsoever which during the progress of the work may become payable or be demanded by the Concerned Authorities in respect of the said work or of anything done or caused to be done or omitted to be done by the Developer pursuant to the authority granted under

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these presents by the Owners and shall generally and from time to time discharge and pay all rates, taxes, deposits, assessments, municipal taxes, land revenue, water charges, electricity charges and other dues, impositions and burdens at any time hereafter chargeable against the Owners by Statutes or otherwise relating to the said Property as and when they shall become due and/or payable and shall keep the Owners indemnified of, from and against the payments thereof. The Developer shall in the course of the demolition & construction take all the necessary precautions to keep the surrounding neighborhood areas, life & properties safe and undamaged and keep the Owners indemnified from all claims in that respect.

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c. ***Indemnity by the Tenants***

The Tenants do hereby indemnify and shall always keep the Developer and the Owners indemnified and free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise well and sufficiently saved, defended, kept harmless and indemnified of, from and against all losses, costs, charges and expenses suffered or incurred by the Developer/Owners due to non-co-operation of the Tenants and against any claims made by any person which would prejudicially affect the development of the said Property and/or which would result in stoppage of work due to any adverse order passed in any such proceedings initiated against the Tenant with or without impleading the Developer and/or the Owners as party therein by any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for the said Tenants or Hasmukh T. Sagar or any person claiming through him.

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30. **FORCE MAJEURE**

a. Notwithstanding anything herein contained, none of the Parties hereto shall be responsible for any breach or non-performance or delay or damages with regard to any delay in performance or

non-performance of any of the terms and conditions of this Agreement if such breach, delay or non-performance is occasioned by a Force Majeure event.

b. In the event of a Force Majeure event/s causing a failure or delay in compliance with the performance of any obligation by the Parties under this Agreement, then and in such an event, the period allowed for the compliance of performance by either Party of such obligation in case of Force Majeure shall be extended by the period of existence of any such event of Force Majeure, or as may be agreed by both Parties.

c. For the purposes of this Agreement, the term "***Force Majeure***" shall mean and shall include any reasons or circumstance beyond the control of the Parties including without limitation the following:

i. Any conditions beyond the reasonable control of the Party, including acts of God like earthquake, perils of the sea or air, fire, flood, or any drought, explosion, sabotage, cessation or curtailment of construction activities pursuant to any general orders by any Government or local bodies or authorities, etc. It is hereby agreed that Force Majeure shall also include the period of lockdown in Mumbai if it may be declared by the authorities on account of a pandemic. The right to suspend performance provided by this clause has effect only for the period during which the Force Majeure conditions exist. However, it is clarified that the term of suspension of performance shall be decided/based on the GRs, official notifications issued by the Govt authorities from time to time and on the actual impact of the pandemic/ lockdown on the construction activities.

ii. Any events like riots, bandhs, strikes and/or labour unrest, non-availability of construction material, etc. in consequence whereof and the redevelopment of the said Property could be adversely affected;

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iii. Delays by the concerned authorities in grant of any permissions as envisaged herein for the purpose of redevelopment of the said Property, despite the fact that the Developer may have made the requisite applications for such permissions as required by law;

iv. By reason of war, civil commotion, acts of criminals or of public enemy, insurrection, blockade, embargo terrorism, etc. in consequence whereof the redevelopment of the said Property could be adversely affected; and

v. As a result of any embargo, Notice, Order, Rule or Notification of the Government and/or any other public body or authority or of the Court and/or any Act or Ordinance, any changes in policy, the provisions of DCPR or the applicable laws, in consequence whereof the redevelopment of the said Property could be adversely affected/delayed.

vi. It is further clarified that notwithstanding what is stated in this clause, the Developer shall be liable to pay the compensation mentioned in clauses 17.1 and 17.2 to the Owners even during the period of force majeure.

31. NAME OF THE PROPOSED NEW BUILDING

The name of the new building will be "Therese", which name shall not be changed without the written consent of all the owners and the name of the proposed society shall be "Therese Co-op Housing Society Ltd".

32. STAMP DUTY, REGISTRATION, GST AND OTHER LEVIES AND OUT OF POCKET EXPENSES:

The stamp duty, registration charges, GST and any/all other charges or taxes payable on this Development Agreement Power of Attorney and the Permanent Alternative Accommodation agreements and all other connected and ancillary documents shall be borne and paid by the Developer.

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33. **GOVERNING LAW AND JURISDICTION**

a. This Agreement shall be governed by, interpreted and construed in accordance with the laws of India as applicable to the State of Maharashtra and shall be, subject to the exclusive jurisdiction of competent courts of Mumbai.

34. **MISCELLANEOUS: -**

a. Each party shall be liable to pay their respective tax liabilities subject to clause 32 hereinabove.

b. All the parties shall pay fees of the Professionals engaged by them respectively.

c. The Developer shall sell the flats/shops forming part of the Developers' Area to the Prospective Purchaser/s from a good background without any criminal records.

d. The permitted use of the Premises comprised in the said Proposed New Building shall be partly for residential and partly commercial purpose.

e. The terms and conditions mentioned above are subject to MCGM rules as on date and any variation necessary due to amendment of rule would be done after mutual consent.

35. **INDEPENDENT CONTRACTING PARTIES**

Each Party hereto is an independent party capable to enter into this contract and nothing contained in this Agreement shall be construed to be inconsistent with this relationship or status. No Party owes a fiduciary duty to the other Party.

36. **SEVERABILITY AND SURVIVAL**

Whenever possible, each provision of this Agreement shall be interpreted in such manner as to be effective and valid under applicable laws, but if any provision of this Agreement should be prohibited or rendered invalid under any applicable laws, such provision shall be ineffective to the extent of such prohibition or invalidity without invalidating the remainder of such provision or the remaining provisions of this Agreement. In such event, the Parties

shall negotiate, in good faith, a valid, legal and enforceable substitute provision, which most nearly affects the Parties' intent in entering into this Agreement.

37. **FURTHER ASSURANCES**

a. The Parties shall mutually consult on all matters materially affecting the development of the said Plot by the Developer.

b. The Parties shall do and execute or procure to be done and executed all such further acts, deeds, documents and things as may be necessary to give effect to the terms of this Agreement.

c. Each Party shall exercise all their respective rights and do all such things as may be necessary to give full effect to, and ensure compliance with, the provisions of this Agreement.

38. **WAIVER OF RIGHTS**

All waivers under this Agreement must be in writing, and failure at any time by a Party to require the other Party's performance of any obligation under this Agreement shall not affect the right of the first-named Party subsequently to require performance of that obligation. No waiver by a Party of any breach of any provision of this Agreement or of a failure or failures by the other Party to perform any provision of this Agreement shall be construed or shall operate as a waiver of any continuing or succeeding breach of such provision or a waiver or modification of such provision or as a waiver in respect of any other or further failure whether of a like or different character.

39. **NOTICES**

a. Any notice and other communications provided for in this Agreement shall be in writing and shall be sent by registered post with acknowledgement due in the manner as elected by the Party giving such notice at the respective addresses of the Parties stated hereinabove.

b. Any Party may, from time to time, change its address or representative for receipt of notices provided for in this

Agreement by giving to the other not less than 15 (*Fifteen*) days prior written notice.

40. NO PARTNERSHIP

a. This Agreement shall not be treated as a partnership or a joint venture or as an association of persons between the Parties hereto; and this Agreement pertains only to the grant of development rights granted by the Owners in favour of the Developer as provided herein. Each of the Parties hereto hav entered into this Agreement and has undertaken obligation hereunder on a principal-to-principal basis.

b. This is hereby agreed by the Parties hereto that by no action or deeds or the writings, the said Plot shall be deemed to have been hereby conveyed in favour of the Developer and the Owners shall continue to be the owners of the said Plot till conveyance thereof is executed in favour of the Proposed Body as provided for in Clause 27 hereof.

41. COMPLIANCE WITH RERA

The Developer shall ensure that the project of development of the said Plot as contemplated in this Agreement is registered with the Maharashtra Real Estate Regulatory Authority under the provisions of the RERA and the Parties shall render all necessary co-operation to each other in that behalf.

42. INCOME TAX PERMANENT ACCOUNT NUMBERS

The Income Tax Permanent Account Numbers ("**PAN**") of the Parties hereto are as follows:

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PARTY	PAN
Owners:	
Eugene M. Pereira	AAJPP1163G
Christopher S. Pereira	ADHPP2581M
Virendra J. Pereira	AAIPP9904G
Developer M/s. Eken Constructions	AAFFE5075J
Tenants:	
Pradeep Himmatlal Choksi	AABPC1575D
KASHIISH PRADIP CHOKSI	AUJPC4801G

b. Copies of the Income Tax Permanent Account Numbers Cards of the Parties are annexed hereto and marked as **Annexure 'F'** (collectively).

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43. ENTIRE AGREEMENT

a. This Agreement sets forth the entire agreement arrived at between the Parties with respect to the subject matter of this Agreement and supersedes all prior and contemporaneous agreements, understandings and representations, written and /or oral.

b. In case of any inconsistency between this Agreement and any other document executed heretofore by or between the Parties (or any of them), the terms of this Agreement to the extent of such inconsistency shall prevail.

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44. MODIFICATION

No provisions of this Agreement may be modified or amended without mutual agreement of the Parties in writing.

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SCHEDULE

(Description of the property)

ALL that piece or parcel of land situated in Town Planning Scheme No. III of Bandra in the Revenue village of Bandra, Andheri Taluka, Bombay Suburban District, Registration Sub-District Bandra, Registration District Bombay Suburban, bearing CTS no. F/375 and Final Plot No.179, situate on Waterfield Road, Bandra (West), Mumbai - 400050 of the said Scheme admeasuring about 409.70 sq. mtrs equivalent to 490 square yards.

The said Plot is delineated in red coloured boundary lines on the plan hereto as *Annexure A* and bounded as follows:

On or towards the West By : Final Plot No. 486

On or towards the East By : the Waterfield Road of the said Scheme

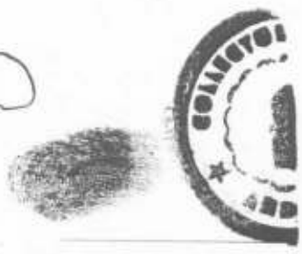
On or towards the North By: Final Plot No. 487

On or towards the South By: Final Plot No. 180

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

SIGNED AND DELIVERED)
by the withinnamed **"the First Owner"**)
EUGENE M. PEREIRA)
in the presence of ....)

1. (CHALWADI K.Co)
2. (Bharat Jain)



SIGNED AND DELIVERED)
by the within named **"the Second Owner"**)
CHRISTOPHER S. PEREIRA)
in the presence of ....)

1. (CHALWADI K.Co)
2. (Bharat Jain)



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SIGNED AND DELIVERED)
by the within named **"the Third Owner")**
VIRENDRA J. PEREIRA,)
in the presence of ....)
1. (K. B. CHALWADI)
2. (Bharat Jain)



SIGNED AND DELIVERED)
by the within named **"the Developer"**)
M/s. Eken Constructions)
through the hands of its PARTNER)
Mr. [RUSSELL CONRAD DREGO])
Mr. DUDLEY LIAMSON DIAS)
)
in the presence of ....)

For EKEN CONSTRUCTIONS

Partner

1. (CHALWADI K. B)
2. (Bharat Jain)



SIGNED AND DELIVERED)
By the withinnamed "Tenants")
RADEEP HIMMATLAL CHOKSI)

ASHIISH PRADIP CHOKSI)

in the presence of ....)

1. (CHALWADI K. B)
2.





(Bharat Jain)

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3
MUMBAI SUBURBAN DIST. BANDRA

CERTIFIED TO BE TRUE COPY
OF THE ORIGINAL
DIVYA SHAH
(NOTARY), INDIA
GOVERNMENT OF INDIA
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INDIA
Regd. No 4245
GOVERNMENT OF INDIA

ANNEXURE B

INTERNAL AMENITIES / FIXTURES FOR OWNERS FLATS

1. Living Room:-

1.1 Vitrified Flooring of minimum 1 mtr x 1 mtr size with 4 colour choices of a light colour in the living room and passage area with skirting.

1.2 POP of premium quality finish on the walls and ceilings with premium paint finish of Owners colour choice.

1.3 Heavy gauge Anodized aluminum sliding French windows with tinted /clear glass, with extra mosquito SS mesh on one panel.

1.4 Adequate points for Lights A/C, television, music system and telephone (Concealed copper wiring of polycab or finolex make.) layout plan to be provided for approval. Internet cable to be included in concealed wiring.

1.5 Premium Switches of Anchor/Polycab make. Circuit breaker of reputed brand

1.6 Locks of Godrej make. (Or any other reputed brand)

1.7 Magnetic door stoppers.

1.8 (FRD) Wooden/ Marble door frames with Flush Doors.

Main entrance door would be of Melamine polished Fire Reinforced Door as per code in Teak wood frames FRD

1.10 Split A/C System along with 2 ceiling Fans. A/C make either Mitsubishi / Daiken

1.11 Video door phone of a reputed brand.

1.12 Internet cable Pair to each flat from the terrace/Ground floor internally. la0id.

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2. KITCHEN

2.1 Layout plan to be provided for approval

2.2 Vitrified Flooring with 4 colour choices with full height Tiles dado.

2.3 Modular Kitchen along with 4 burner flat hob of reputed make and chimney and large stainless steel kitchen sink of reputed make.

2.4 'CPVC' concealed piping for plumbing - hot and cold water for kitchen sink.

2.5 Aquaguard Water purifier.

2.6 C.P. Jali on Nahani trap.

2.7 Strategically placed electric power points. (Concealed Wiring.). At least one high capacity power outlet for oven, electric hob and such heavy current consuming appliances

2.8 Premium Switches of Anchor/Polycab make.

2.9 Heavy Gauge Anodized Aluminum frame sliding/shutter windows. Roller mosquito shutter to be provided in the kitchen.

2.10 Ceiling Fans and exhaust fans and switch-socket & piping provision for split AC system.

2.11 Space for Gas Range, Refrigerator , Washing machine with Inlet, Outlet– space for spare gas cylinders and also for piped MGL gas.

2.12 Granite/Quartz kitchen counter tops with colour of Owners choice

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3. BEDROOMS

3.1 Vitrified Flooring of minimum 1 mtr x 1 mtr size and passage area with skirting of a light colour. (4 colour choices available)

3.2 POP finish on the walls and ceilings with premium paint Finish of Owners colour choice

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3.3 Strategically placed electric power points. (Concealed Wiring.)