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6.6. Fully Automatic level indicator with water filter for automatic pumping of water.
6.7. Open-Close valve to be provided at inlet of BMC water connection prior to water meter, which also facilitates ease of maintenance.
6.8. A 4' x 4' x 2' deep sump to be provided at one corner of the tank to help pump out water during maintenance work.
6.9. Tank covers shall be light weight high density-durable material and long lasting.

7.0 Overhead water tank

7.1 Over-head water tank with capacity of at least 1 day of water storage to be constructed.
7.2 R.C.C. walls and structure to be constructed in such a way that load is properly distributed to beams and columns.
7.3 Proper double coat water proofing internally and externally to be done.
7.4 The structure of water tank base to be adequately thick and water proofing treatment to be done to prevent water seepage.
7.5 Provision for easy access-entry/exit to the tank for cleaning and inspection to be provided.
7.6 Tank overflow outlet to be provided in such a way that overflow water is drained to rainwater harvesting tank.
7.7 Pipelines from water tank to individual house shall have open/close valve at flat level. Arrangement to be made for easy access to the valve.
7.8 Pipeline labelling/painting to be done for flat nos.
7.9 In case of multiple overhead tanks, the proper water tanks to be inter-connected by connecting pipe to keep level across the tanks same.
7.10 Automatic level monitoring system for overhead and underground water tanks to be provided.
7.11 Water consumption sensor to be provided to measure abnormal water draining, as possible.
7.12 Tank covers shall be light weight high density-durable material and long lasting.

8.0 Water supply:

8.1. The developer shall obtain MCGM permanent water connection prior to offering possession to ensure continuous water supply the proposed flats and common areas as per the prevailing rules and bear all expenses thereof.
8.2. Bore well water supply for all the bathroom flush in the building to be provided, if possible.
8.3. Plumbing shall have dual water supply pumps consisting of dual underground water storage tank, overhead water storage tank, risers, loop, take down pipes & automatic dual pump system.
8.4. The water supply pumps to be enabled by DG Set power, in case of grid power failure.
8.5. Dedicated water tank for firefighting to be provided as per prevailing rules.

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8.6. Facility for harvesting of the rainwater should be conceived in such a way that maximum rainwater shall be efficiently collected from multiple sources and shall be re-utilized for increasing ground water table or recharging of existing bore wells. Design shall maximize collection and rainwater utilization. The entire system shall be installed to the satisfaction of the concerned authority.

9.0 Bird net, anti-rodent, anti-termite, pest control measures:

9.1 All through the duct areas, entrance façade and other access crevices Bird nets are to be installed.
9.2 Anti-Rodent barriers also to be fixed at all pipes and other relevant areas.
9.3 Anti-termite treatment to be done across the building and common areas.
9.4 Pest control to be done across the building and the common areas.
9.5 Warranty to be obtained for all above from the respective service providers.

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10.0 Lift:

10.1. High Speed Lifts of reputed make (OTIS / ThyssenKrupp / Schindler / Mitsubishi) – 2 Passenger lift (min. 15 passengers) with automatic stainless-steel doors on landing to be installed. If possible, Society one of the lifts to be stretcher lift.
10.2. Lifts should operate synchronously and be equipped with Automatic Rescue Device – along with standard automatic voice assistance to reassure passengers in lift , fitted with sufficient LED bulbs and fans (automatic fans). Phone calling system, audible alarm, IP camera and other mandatory safety controls / accessories.
10.3. All work of lifts shall be carried out as per manufacturer's specifications and PWD requirements.
10.4. Handles to be provided inside lift.
10.5. On grid power failure, DG (Diesel Generators) should auto-switch on/take over as back up supply and supply power to both the lifts. This process to be adequately tested and proven to be working normally prior possession.
10.6. In case of grid power failure, the ARD shall take over automatically and allow the lifts to reach the nearest floor, halt and automatically open the lift doors. At the same time, audible alarm to be broadcast. Telephone/audible communication mechanism to be available from inside the lift and this shall be tested and proven to be working normally prior possession.
10.7. On restoration of grid power supply, lifts should not have an in-service lift stop-start for switchover from DG to grid power supply. Graceful changeover mechanism to be employed.

Test certificates for 10.5, 10.6 and 10.7 above shall be provided to "The Society".

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11.0 Fire Fighting:

11.1. Fire Fighting equipment to be installed in full compliance with the norms of the concerned competent authority.
11.2. All the equipment shall be certified prior possession.
11.3. Safety briefing shall be provided to be residents prior possession. Fire safety procedure/training to be designed and given to Security team and to resident's post possession.
11.4. Fire detection/fighting equipment to be located at all common areas – including all car lift levels too, in addition to floor lobby.
11.5. Appropriate labelling / painted guidance to be visible at all prominent locations in the building and common areas.

12.0 Building Staircase-cum-Fire Exit:

12.1. The treads and risers to be designer anti-skid tiles along with anti-skid strips/covers.
12.2. The size of treads and risers to be designed as comfortable for climbing up/down.
12.3. Full wall tiles, Skirting to be provided on both the sides of the staircase.
12.4. Hand railing/climb/walk down support to be provided including mid-landing and refuge floor.
12.5. Proper ventilation to be provided at staircase.
12.6. Appropriate labelling / painted guidance to be visible at all prominent locations in the building and common areas.

13.0 Entrance lobby, Lift lobby, Floor lobby:

13.1. Lift lobby should have full height tiles. The lift lobby should be constructed in a manner where the lift-pit does not allow water accumulation in case of heavy rains.
13.2. Common meeting hall to seat minimum 55-persons, Inverter Air-conditioners, storage space, kitchen platform, utensils wash area and piped gas facility with meter along with chairs & tables.
13.3. Entrance lobby to be decorated and with designer flooring.
13.4. Designer entrance lobby with false ceiling, mouldings, designer tiles on walls, spotlights, music system and seating arrangement
13.5. Each floor lobby lighting should be with motion sensors with appropriate manual override. Manual override should result in lights remaining lit.
13.6. Staircase to be well lit with option to reduce quantum of lighting partially (e.g., switch-off some lights).
13.7. In case of grid power failure, appropriate DG backup to be provided to keep the lights-on (including sensors/lights) in all common areas (entrance, compound, terrace, lift lobby, floor lobby, etc).

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14.0 Compound wall, gate, Security Cabin, IP Camera/C.C.T.V Surveillance, Video-Door phone:

14.1. IP Cameras shall be installed at "The Society" common areas. This includes all entry/exit gates/points to the building, passenger lifts, car lift areas (at all levels of car lift), terrace, staircase/fire exit, Society office, Meeting hall, Gym/Recreation area(s), some cameras to face the adjacent compound, neighbouring roads, etc . Additional, spare cable points to be laid – to enable "The Society" to install camera, in future, as required eg. lift lobby at all floors.

14.2. The IP cameras shall have central recording point (with digital backup) and controlled access to view (using full HDTVs) across all the IP cameras at the pre-designated positions as advised by "The Society". Additionally, the Security cabin/desk should be able to monitor/view on full HDTVs across all the IP cameras or specific camera using multi-window capabilities.

14.3. The control point to have reliable hardware and software. The recording point/software is expected to automatically capture, store and archive data across all the IP cameras, for a period of at least 60-days. Software to be able to retrieve stored data, backup/copy data on external media, as desired. Adequate security access controls to be provided on the recording station to control access to view/delete/modify data.

14.4. IP cameras, Key viewing positions (viz. security cabin, etc) and recording station to be supported by DG backup, in case of grid power failure.

14.5. IP Cameras to be 4k resolution capable, rugged, weather-proof and support night vision.

14.6. Security cabin(s) to be provided at the entrance gate(s) along with TV with multi-window view of the camera video., seating arrangement, light, fan, writing table/countertop, storage, charging points, key hanger board, etc.

14.7. Sturdy gates to be provided.

14.8. Compound wall with good height and with anti-intrusion protection.

14.9. Compound wall design with adequate, clear lighting in compound (without dark/shadow areas) shall be important in Society Security design.

14.10. High Resolution IP Video Door Phone at all flats and analog phones at selective common areas (CP Plus / Hikvision / Godrej Solutions) with intercom capabilities/within society calling (inter-flat, Security, Housekeeping, Society office, etc.) to be installed. Videophone camera to enable main door external view.

14.11. Robust Security design to be implemented across the Society perimeter and cameras at all entry/exit points. Overall, the communication system shall be able to support Digital phones and analog phones flexibly at the same location.

14.12. Power back-up for the Video door phones / communication system to be provided.

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15.0 Society Office:

15.1. Society Office with adequate lights, fans, tables, chairs, AC, C.C.T.V view, water filter, refrigerator, table, chairs, fixed-work desks, videophone, analog-phone, Key hanger board, Emergency light, IP camera, etc to be provided.
15.2. Toilet (with male urinal & tap flush) to be provided adjacent to Society office.
15.3. Society office with manual key to be available.
15.4. Society office to be provided with storage cabinets, additionally fireproof filing cabinet for storing 100-files (approx.) to be provided.
15.5. Desktop Computers with large screen displays, adequate storage, keyboard, Mouse – 2nos with Microsoft (MS) Windows license and MS-office license, printer, scanner, and TV, broadband cabling connections to be provided.
15.6. Multiple 5/15A electric sockets across the Society office to be provided. Some electric points in this room to be supported by backup power (DG) in case of grid power failure.
15.7. Society office should be able to seat at least 15-persons (with tables, chairs) at a time along with all above amenities.
15.8. The Society office to have adequate ventilation and should maximize natural light into the office.

16.0 Compound area:

16.1. A ridged ramp to be provided for access to the differently abled at the building entrance/exit points (near lift entrance and the parking area).
16.2. Handlebars/Handrails to be provided for support at the entrance/exit points of the building, in case of stairs provide to enter/exit the building.
16.3. Provision to be made for changing room, storage room, electric meter room, communications Hub (CH) room (as is practical), mini pantry with electrical points, servant toilet (1no) with shower fittings, members toilet (1no) with male urinals tap flush, to be provided at ground floor compound area. All the rooms mentioned to have sufficient illumination, ventilation and exhaust fan.
16.4. Electrical socket/points 5/15Amp for maintenance in CH room and Electric meter room to be provided. All electric points in the CH room to be supported by backup power (DG) in case of grid power failure.
16.5. In compound landscaping to be provisioned, if possible. Landscaped areas should be provided with water piping for automatic water dripping. Low level lights to be provided along the green areas.
16.6. Flag-hoisting point with pole to be provided within the compound and at the terrace.
16.7. Entire compound area shall be paved with good quality, durable and long-lasting tiles.
16.8. Ground area to be designed to be long lasting and support skid-free, ease of walking
16.9. The compound floor should provide for a proper slope to drain excess water away from the building
16.10. Recreation room with indoor games, as possible

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16.11. Water connection taps (with extended water pipes) for cleaning of vehicles in the compound area to be provided. Appropriate slope/drainage at this point to be ensured to avoid water stagnation.

16.12. Tank cover of sewage lines shall be made light weight, high density-durable and long lasting. Easy access (width, depth) for maintenance of the tanks/sewage pathways at multiple points to be provisioned. Appropriate width and depth of sewage lines with proper slope to be built for smooth and quick outflow of sewage.

16.13. A covered garbage area to be provided with space for garbage segregation and placing the high-capacity wheeled dustbins. The wheeled dustbins to be provided and located appropriately for easy garbage disposal (to MCGM Vans or otherwise).

16.14. Society Notice board to be provided

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17.0 Terrace:

17.1. Common terrace area to have access control along with manual lock.

17.2. Sufficient lighting to be provided at terrace, avoiding shadow areas.

17.3. Parapet wall to be provided with adequate height and Safety protection.

17.4. Aviation obstruction lamp

17.5. Flag hoisting point with pole to be provided

18.0 Electric Supply, Power backup:

18.1. 3-phase electric supply to be provided in all flats, Society common areas, Society office, for Security systems, etc.

18.2. In case of grid power failure, DG should auto-switch on/manual take-over at the selected electrical points (which are labelled/visibly identified). This process to be adequately tested (certified by the DG team) and proven to be working normally prior possession.

18.3. Power back-up arrangement using adequate capacity diesel generator set of reputed-make, with auto switching / change over facility is to be provided for passenger lift, car lift, staircase, common passage, watchman cabin, water pump, Security systems (IP cameras, viewing desk, recording point) & selected compound lights and all other common & essential services (viz. Society office, Communications Hub – CH room, servant toilet, etc).

18.4. Polycab or better-quality copper cables of 4mm load carrying capacities from the meter room to individual flats to be used.

18.5. Within each individual Flat, society office, fitness center and other areas mentioned above, wiring done shall provide individual circuits for each room, using copper wires, circuit breakers and earth leakage circuit breakers of adequate sizes controlling each independent circuit.

18.6. Adequate electrical points to be provisioned in the society office, fitness center and general areas.

18.7. Society common area to have 3nos electricity meter's – 1each for Passenger Lift, Car Lift and Society common areas. This is to be done – with best possible efforts.

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19.0 Plumbing/Duct:

19.1. Concealed plumbing to be provided at all flats and common areas. Provision has to be made for easy maintenance access in duct.

19.2. All down take pipes from kitchen and bathrooms shall be good quality, durable PVC pipes.

19.3. Pipes to be labelled for identification

19.4. Pipes for fire protection water supply to be via duct, to be uniquely labelled/identified

19.5. Separate underground ducts for each utility service uniquely identified with removable cover shall be provided viz. Electrical cables, TV Cables, Internet/Broadband Fiber Cables, or any other utility services. Ducts/Pipes for MGL shall be separate.

20.0 On-going and long-term maintenance:

20.1. The design of Plumbing system, Electric supply, and any other utilities/amenities that require maintenance, shall ensure ease of access, identification and capacity.

20.2. Fault diagnosis, part replacements, fail over/ overflow mechanisms wherever possible to be provided including filter/water flow mesh cleaning.

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Internal Amenities

21.0 Doors:

21.1. Door frames of good quality wood (Teak Wood) & air-tight doors. Main door to be of good quality.
21.2. All other doors make to be flush door with door magnets.
21.3. Door Hinges of brass / SS and all handles of brass/SS. Channels should be branded, and ISI marked along with latch and lock.
21.4. Main door to have deadbolt.
21.5. Main door to be bigger in size than internal doors.

22.0 Windows and Grill:

22.1. Large French windows with window locks to be provided in all the rooms to maximize natural light.
22.2. All windows to be provided with protective box-type grills. The box grill in all rooms should be provided with an escape window/door which can be used in case of emergencies – an adult should be able to pass through the escape window/door.
22.3. Internal window frame of marble with heavy anodized aluminium thickness, Tinted glass, mosquito net window in each room. Airtight window with soundproof glass.
22.4. Window grills to be painted with lasting/all-weather paint.
22.5. Window grills in all rooms to have firm frame with strong rods for drying clothes.

23.0 Electrical Conduits and Fixtures:

23.1. Provision of LED-lights and fans in or all rooms.
23.2. The switch board and the main electric board within the flat should be properly planned and fixed in the wall which will enable easy access to it with proper zone labelling.
23.3. Distribution Board make with MCB's - Schneider / Siemens / Havells.
23.4. The electric meters installed in the society should be labelled with flat no.
23.5. Split Inverter AC of appropriate capacity to be provided in all rooms. The water drainage to be properly designed to avoid water dripping on the building facade.
23.6. Electrical fittings of reputed make (Anchor/Legrand/Schneider/Siemens or better). Wiring must be concealed using fire-proof/fire retardant cables. (Polycab, Finolex or better).
23.7. All (Flat and Common areas) wiring drawings should be provided to society, as part of handover
23.8. Ground earthing to be done. Lightning arrestors to be installed.
23.9. Electrical Points / Water drainage outlets to be provisioned.
23.10. Foot lights in every bedroom and passage, LED lights in every room.
23.11. Electric point at wall near to top end of window grill in living room and all bedrooms with switch in main switch board to be provided.

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23.12. Provision for speakers of home theatre system in living room.
23.13. 5/15 A electrical sockets in all bathrooms.
23.14. Exhaust fans in every bathroom and kitchen.
23.15. Electrical points for mixture/oven/other accessories to be provided in kitchen at appropriate location.
23.16. Extra 5/15A electrical points to be provisioned in all rooms.

24.0 False Ceiling:

24.1. False Ceiling to be done in all rooms, entrance lobby, lift lobby, floor lobby and wherever required.
24.2. Designer false ceiling fitted with fan/lights should be long lasting.

25.0 Flooring:

25.1. Good quality flooring across all the rooms
25.2. Kitchen and Bathroom full height wall tiles with Anti-Skid tiles for flooring.
25.3. Skirting to be provided in all rooms.

26.0 Kitchen:

26.1. Parallel Kitchen platform with proper slope with stainless sink with sufficient electricity fittings to be provided.
26.2. Water purifiers to be installed in kitchen, Society office.
26.3. Granite/marble kitchen platform with cuddapah/marble sandwich/white Indian marble type framework, stainless steel sink of Nirali brand (or better) and service platform with full glazed tiles on wall
26.4. Granite/Marble slab above sink for "Water pot" (Matka) to be provided.
26.5. Kitchen Sink to be provided with "Spray Type" with swivel spout.

27.0 Bathrooms:

27.1. Reputed, reliable sanitary ware and accessories in all bathrooms and kitchen. (Hindware/Jaguar/Grohe/Kohler) with concealed plumbing.
27.2. Bathrooms to be provided with good quality washbasin with "spray type" taps (counter-top or recess), mirrors and instant geyser of Racold or Venus or similar.
27.3. Flush should be fitted in way it should be simpler to maintain.
27.4. Concealed single lever diverter system, overhead shower, shower arm, hand shower in all bathrooms to be provided
27.5. Concealed stop cock, concealed Angle cock, Concealed Bip-cock, to be provided.
27.6. Concealed sink cock/pillar cock in all bathrooms to be provided.

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27.7. Towel Racks/Rods to be provided.
27.8. Full Height designer tiles with anti-skid flooring.
27.9. European WC (Wall mounting) with seat covers, jet spray shower of reputed brand to be provided
27.10. Powder coated, heavy gauge with opaque glass.

28.0 Telephone, Cables, Common antenna, Cable T.V, broadband, internet connections:

28.1. Provision of Telephone cables, Common Antenna cables/connections, Cable TV/set top box cables/connections., Broadband Internet connection in all rooms. A hub/router location which is easily accessible (and maintainable), centrally located within the house is to be provisioned. This location would also need power points for the hubs/routers.
28.2. Internet connection points in all rooms (thru 1000 Mb/s LAN connections)
28.3. A "single connecting point" to be provisioned in each home which facilitates respective home to install home UPS, as deem fit by the respective homeowner. This should preferably be at the Hub/router location.
28.4. Ducts, Conduits to route Fiber-Optic cables for provision separate providers to be provisioned in the Society compound and to flats, common areas, Society office, recreation area, etc. Additionally, Telephony cables of sufficient capacity for telephone lines shall need to be provisioned. Similarly, Co-ax/Media cable routing ducts/conduits from different providers to be provisioned. All this to be routed from the ground floor/Common hub room to each floor with adequate power sockets at each location. These separate connections – Internet, telephony, Cable shall be provisioned for each room for every flat, society office, etc. Within each individual flat telephone wiring will have to be networked across all rooms to enable parallel connections.
28.5. Provision to be made for terminating Broadband/Internet, Cable TV cables at a convenient, easily accessible place at each floor. Also, provision is to be made at this place (hub location inside home) for locating the Fiber Optic Termination box, Broadband/Internet modem along with minimum power 4-points.
28.6. Telephony cabling (for fixed line analog phones) within the home to be provisioned – looped across all the rooms. Telephony service that comes along with the broadband service shall be used at the respective homes – with flexibility for inter-room parallel connections.
28.7. Cable routing for intercom, video phone, etc. should be independent of the above

29.0 Mahanagar Gas:

29.1. Piped Gas Connection with meter to be provided for kitchen in each flat and one in the Society common area.
29.2. The society already had an existing MGL Connection.
29.3. All existing connections shall be disconnected before demolishing the building and shall be reconnected after completion of the building.

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LIST OF PREFERRED MATERIALS AND SUPPLIERS

CS. No.	Items	Preferred Suppliers
1	Cement – OPC	Ultra - tech, Gujarat Ambuja
2	Cement – PPC	Ultra - tech, Gujarat Ambuja
3	White Cement	Birla, J.K.
4	Mild, Tor Steel (TMT) Grade 415 and type TMT (Thermo Mechanically Treated)	SAIL, TISCO, Essar, Jindal, RINL, Vizag, Metro ISPAT
5	Screws	G.K.W. Nettelfold, C.P. finished.
6	Bricks	Ordinary Clay burnt bricks of any brand conforming to IS 1077
7	Ceramic Tiles	Kajaria, Marbonite, City, Euro
8	Vitrified Tiles	Kajaria, Marbonite, City, Euro
9	Chequered Tiles, Paver Blocks	NITCO, Gubbi
10	Adhesive, Grout	Pidilite, Bal Adhesive, MC Bauchieme, Roff Chemicals, FosrocLaticrete
11	Solid Core flush shutter	Anchor, Shivam, Anand, Kutty
12	Aluminiums	Jindal, Hindalco, Domal
13	Hardware	Dorset, Hafele, Sobeet
14	Locks	Dorset, Hafele, Sobeet, Godrej, Yale
15	External Paints	Asian, I.C.I., British, Nerolac
16	Internal Paints	Asian (Royale or velvet) I.C.I., Berger, Nerolac
17	Putty	Birla wall pufty
18	Cement Paint	Supremcem, Snocem India, Nitcocem
19	Acrylic Paint	Snowcem Paint, Asian Paint, Nitco Paint
20	Waterproofing	India waterproofing CC, Likproof India Pvt.Ltd, Overseas waterproofing Co. Nina Industries
21	Chemical Admixtures & compounds Waterproofing	MC Bauchemie, Krishna Conchem Products Pvt. Ltd. CICO, Sunanda Chemicals, Apurva Buildcare, Texsa
22	Silicon Sealants	Dow corning, GE, Pidilite
23	Polysulphide sealants	MC Bauchemie, CICO, Pidilite
24	Gypsum Plaster	India Gypsum Ltd. PremaBoard
25	Glass	St. Gobain, ASAHI, MODI
26	Plastering adhesive	MC Bauchemic, MTCO BOND PVA, FOSROK
27	Gypsum Board	India Gypsum, Armstrong
28	Waterproofing works	Nina, Leakproof, Overseas, Xypex, Aqua Alliance
29	Lift	Schindler, Mitsubishi, Thyssen Krupp, Otis
30	Water Purifier	Kent, Aquaguard, Ultraguard
31	Sink	Nirali, Diamond, Tuff
32	Exhaust Fans	Crompton Greaves, Havells
33	Fans (BEE 5 star rated)	Crompton Greaves, Havells
34	Light Fixtures	Philips, GE, Bajaj, Wipro
35	Electrical Switches & Switchboards	Anchor, Roma, Crabtree
36	Electrical Main Boards	Havells, Legrand, Indoasian
37	MCB's & ELCB's	Havells, Legrand, Indo Kopp, Siemens

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38	Electrical Wiring & Cables - 4mm	Finolex, Polycab
39	Motor starter	L&T, Siemens
40	Hydro pump, panels & equipment, and fire & Sprinkler pumps	H.B.D. Grundfos, Kirloskar
41	Water Pumps	Crompton Greaves, Kirloskar
42	Sanitary Ceramic Fixtures	Parryware, Hindware
43	Plumbing Hardware	Jaguar, Mark, Grohe, Kohler
44	Galvanized pipes & Fittings	Tata, Zenith, ISI mark, Surya
45	U-PVC Pipes & Fittings	Prince, Supreme
46	CI Pipes	NECO
47	AC pipes	Everest, Swastik
48	CCTV & Video - door phone	CP Plus / Hikvision / Godrej Solutions
49	Security Apparatus	CP Plus / Hikvision / Godrej Solutions
50	Instant Water Geyser	Racold, Venus
51	Diesel Generator	Cummins, Kirloskar

Note:

1) ***All products/items should be chosen of Best quality, and which are rated high by India standards; for e.g., BEE 5-Star rated for electrical items and white goods.***

2) ***In case any brand selected is not stated above, a better option to shall be considered – based on the quality and longevity of the product/company***

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Hon. Chairman	Hon. Secretary	Hon. Treasurer	'The Promoter(s)/The Developer(s)'

कुर्ला -२		
१३१९०	२९४	५००
२०२३		





करल - २
९३९९० | २९५ | ५००

ANNEXURE – K

COMPENSATION TO 'THE EXISTING MEMBER(S)' OF 'BUILDING NO. 175'

MONTHLY DISPLACEMENT COMPENSATION	1ST Year	2ND Year	3RD Year
Recurring Post-Dated Cheques (PDC) Payable on Quarterly Basis in advance	**Rs. 50,000/-** (Rupees Fifty Thousand Only)	**Rs. 50,000/-** (Rupees Fifty Thousand Only)	**Rs. 50,000/-** (Rupees Fifty Thousand Only)

BROKERAGE COMPENSATION	1ST Year	2ND Year	3RD Year
Recurring Yearly payment. Payable only Once Each Year, PDC payable in advance each year	**Rs. 50,000/-** (Rupees Fifty Thousand Only)	**Rs. 50,000/-** (Rupees Fifty Thousand Only)	**Rs. 50,000/-** (Rupees Fifty Thousand Only)

Transportation COMPENSATION	Payable only once for entire Project
One Time Payment (To and Fro)	**Rs. 50,000/-** (Rupees Fifty Thousand Only)

HARDSHIP COMPENSATION		**Rs. 22,00,000/-** (Rupees Twenty-Two Lacs Only)
Payable as below		
First Instalment	Rs. 3,00,000/- (Rupees Three lacs only)	On vacating the flat by respective Member / Occupant
Second Instalment	Rs. 3,00,000/- (Rupees Three lacs only)	On Completion of 8th slab or 10 (Ten) months from vacating the flat whichever is earlier
Third Instalment	Rs. 3,00,000/- (Rupees Three lacs only)	At the time of external plaster completion or 18 (Eighteen) months from vacating the flat by respective Member / Occupant
Fourth Instalment	Rs. 13,00,000/- (Rupees Thirteen lacs only)	At the time of possession

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करल -२		
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THE SEAL OF THE SUB REGISTRAR KURLA-2
MUMBAI SUBURBAN DIST. (BANDRA)