

LETTER OF INTENT FOR ALLOTMENT OF UNIT

To,

Date-

(Name & Address/s of the Interested Allottee/s)

Permanent Address

Corresponding address

Contact details

Email id

Mobile no.

Reference – Your Application dated ... for issuance of letter of intent for allotment of unit

Sir/Madam,

This is to confirm that we have provisionally intended to allot you Apartment No. _____ (as per sanctioned plan) admeasuring carpet area ____ square meter along with enclosed balcony admeasuring ____ sq. mtrs, attached open terrace area ____ square meter and Dry area ____ square meter, on the ____ floor, in the Building '.....' under the Project known as **"YashONE Wakad Central "**, (MAHA-RERA Registration number), located at Survey numbers 173/2/2A/3 (P), 173/2/2A/4 (P), 173/2/2B/2, 173/2/2B/3 and 173/2/2B/4, lying, being, situate at Village Wakad, Taluka Mulshi, District Pune, within the limits of Pimpri Chinchwad Municipal Corporation, (hereinafter referred to as the **"Said Apartment"**), for consideration of Rs. _____/- (Rupees _____ only) along with a provisionally intended allot one Covered/ Mechanical Car parking admeasuring ____ square meter. We acknowledge the receipt of the sum of Rs. _____/- (Rupees _____ only) as an interest free performance security deposit there against.

The interest free security deposit shall be adjusted towards consideration at the time of execution and registration of agreement to sale. Other than consideration amount as mentioned above, all other statutory taxes and outgoings such as stamp duty registration fees. GST, provisional maintenance charges & all other incidental charges shall be to your account & govt statutory taxes are subject to change depending on government policies.

Kindly note that the our intent to allot you Apartment No._____, as aforesaid, is subject to the terms and conditions stipulated in the above referred Letter and same shall be final subject to execution of Agreement for Sale to be executed between us within 30 days from hereof, as per clause F of the Standard Terms and Conditions forming part of above referred Letter.

- 1) After present Letter, if you intend to reject our intend to allot you Apartment, due to any reasons, you shall submit to us " Application for cancellation of Allotment" in our prescribed format and in a such case, you are entitled to the refund amount after due deduction of **Rs. 25,000/-** as self cancellation, liquidated damages and admin. Charges **per month** and the amount of G.S.T or any other statutory taxes paid on your behalf to the government authorities.

- 2) Once the allotment of the said apartment is cancelled as above, you shall cease to have any claim on the said Apartment in any manner and capacity.

This Letter does not create any rights in favour of you unless and until a Agreement to Sale in your favour executed within abovementioned stipulated time limit, as per clause F of the Standard Terms and Conditions forming part of above referred Letter, which agreement shall govern rights and obligations between us.

Thanking you,

Yours truly,

For Vilas Javdekar Eco Shelters Private Limited

Authorised Signatory

|| SHREE GAJANANA PRASANNA ||

Agreement for Sale of Future Immovable Property (Residential Apartment)

This Agreement for Sale is made and executed at Pune on this ____ day of _____ in the Year 2019.

BETWEEN

VILAS JAVDEKAR ECO SHELTERS PVT LTD., PAN:AAECV3556D, A Company registered under the provisions of the Companies Act, 1956, Having registered office at: 306, Siddharth Towers, Sangam Press Road, Kothrud, Pune 411038, Through its Authorized Director and Signatory, (Pursuant to the resolution passed by the board of directors of the company dated 10th day of October, 2016), **MR. ADITYA VILAS JAVDEKAR**, Age: about 40 years, Occupation: business, Address: As Above, Hereinafter referred to as the **“PROMOTER”**, (Which expression, unless repugnant to the context or meaning thereof, shall mean and include its directors, successors, representatives, administrators, liquidators etc.)

..... **PARTY OF THE FIRST PART**

AND

\$Name1

PAN: \$PAN1, AGE - \$AGE1, OCCUPATION - \$OCC1

Email id: \$Email

\$Name2

PAN - \$PAN2, AGE - \$AGE2, OCCUPATION - \$OCC2.

Email ID: \$Em2

RESIDING AT – \$Address

Hereinafter shall be referred to as the **“ALLOTTEE”**

(Which expression shall, unless repugnant to the context or meaning thereof mean and include his/her / their legal heirs, executors and approved assigns / nominees only)

..... **PARTY OF THE SECOND PART**

AND

1) Smt. Subhadra alias Shobha Khandu Kalamkar, Age : Adult, Occ: Housewife, 2) Shri. Sunil Khandu Kalamkar, Age : Adult,, Occ: Agriculturist, for himself & as a Natural Guardian and father of Miss. Siddhi Sunil Kalamkar & Master Darshan Sunil Kalamkar, 3) Ms. Archana Khandu Kalamkar alias Mrs. Archana Vijay Raut, Age : Adult, Occ: Housewife, 3a) Mrs. Swati Sunil Kalamkar, Age : Adult, Occ: Housewife, 4) Ms. Sunita Pandurang Kalamkar (Before Marriage Name), Mrs. Sunita Natha Raut (After Marriage Name) , Age : Adult, Occ: Agricultural & Service, 5) Shri. Pravin Pandurang Kalamkar Age : Adult, Occ: Agriculturist, for himself & as a Natural Guardian and father of Miss Payal Pravin Kalamkar, Miss Sakshi Pravin Kalamkar & Master Harshavardhan Pravin Kalamkar, 6) Shri. Kishor Pandurang Kalamkar Age : Adult, Occ: Agriculturist for himself & as a Natural Guardian and father of Master Vinit Kishor Kalamkar & Miss Manasvi Kishor Kalamkar, 6a) Mrs. Savita Pravin Kalamkar, Age : Adult, Occ: Housewife, 6b) Mrs. Soniya Kishor Kalamkar, Age : Adult,. Occ: Housewife, 7) Smt. Radhabai Kisan Kalamkar, Age : Adult, Occ: Household, 8) Shri. Vasant Kisan Kalamkar, Age : Adult, Occ: Agriculturist, for himself & as a Natural Guardian and father of Harshada Vasant Kalamkar, 9) Shri. Ashok Kisan Kalamkar, Age : Adult, Occ: Agriculturist, for himself & as a Natural Guardian and father of Master Ashutosh Ashok Kalamkar 10) Shri. Subhash Kisan Kalamkar, Age : Adult, Occ: Agriculturist, for himself & as a Natural Guardian and father of Master Sahil Subhash Kalamkar , Miss

Sanskrut Subhash Kalamkar , Master Sanskar Subhash Kalamkar, 10a) Mrs. Pushpa Vasant Kalamkar , Age : Adult, 10b) Sangram Vasant Kalamkar, Age : Adult, ,10d) Mrs. Kavita Ashok Kalamkar, Age: 38 Yrs., 10f) Mrs. Dipali Subhash Kalamkar, Age : Adult, 10j) Mrs. Pushpa Vasant Kalamkar Age : Adult, 11) Laxmibai Narayan Kalamkar , Age : 60 Yrs, 12) Suresh Narayan Kalamkar , Age : Adult, 13) Prakash Narayan Kalamkar, Age : Adult for himself & as a Natural Guardian and father of Samruddhi Prakash Kalamakar and Sarthak Prakash Kalamakar, 14)Deepak Narayan Kalamkar, Age : Adult. , for himself & as a Natural Guardian and father of Shreyas Deepak Kalamkar and Pratham Deepak Kalamkar, 14a) Before marriage Manisha Narayan Kalamkar After Marriage Pushpa Bapusaheb Bhujbal, Age : Adult 14b) Yogita Alias Ashwini Suresh Kalamkar , Age : Adult. ,14c) Abhishek Suresh Kalamkar, Age : Adult, 14d) Puja Prakash kalamkar, Age : Adult, 14e) Jyoti Deepak Kalamkar, Age : Adult, 15) Mrs. Heerabai Balasaheb Kalamkar, Age : Adult, 16)Mr. Sachin Balasaheb Kalamkar, Age : Adult, for himself & as a Natural Guardian and father of Ananya Sachin Kalamkar and Tanishka Sachin Kalamkar,17) Mr. Mayur Balasaheb Kalamkar, Age : Adult, for himself & as a Natural Guardian and father of Avadhut Mayur Kalamkar 8) Before Marriage Shobha Balasaheb Kalamkar After marriage Shobha Dattatray Chavan, Age : Adult, 19) Before Marriage Sarika Balasaheb Kalamkar After Marriage Sarika Sachin Balawade, Age : Adult, 19a) Manisha Sachin Kalamkar, Age : Adult, 19b) Shweta Mayur Kalamkar , Age : Adult, All Residing at Datta Nagar, Wakad, Pune – 411057, (Which expression shall, unless repugnant to the context or meaning thereof mean and include his/her / their legal heirs, executors and approved assigns / nominees only) ,All above-mentioned consenting parties through their duly constituted Attorney Mr. Aditya Vilas Javdekar, Age – 40 years, Occ. Business, Office No. 306, Siddharth Towers, Sangam Press Road, Kothrud, Pune 411 038, Hereinafter referred to as the **Landowner/ Consenting Party**, which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their respective legal heirs, executors, administrators and assigns etc.

--- PARTY OF THE THIRD PART.

LIST OF SCHEDULES AND ANNEXURES

Sr. No.	Annexure	Description	Sr. No.	Schedule	Description
1	A1 to A5	Property 7/12 Extracts	1	A	Said Land
2	B	List of the Agreements whereby the Promoters obtained Development rights.	2	B	Said Apartment
3	C	Non Agriculture Tax Assessments	3	C	Development Works of Project
4	D	Commencement certificate	4	D	Internal Specifications of Apartment
4	E	Title Search Report	5	E	Payment Schedule
5	F	Current Sanction Layout	6	F	Maintenance Schedule

6	G	Future Potential Layout	-	-	--
7	H1& H2	Sanctioned Floor Plan & Typical Floor plan	-	-	--
8	I	Conveyance Boundaries	--	--	--

Clause No.	About	Sub Clause No.	Particulars
1.	Land under the project		WHEREAS all that piece and parcel of land totally admeasuring 13224.32 Sq m., out of land bearing Survey No. 173/2/2A/3, 173/2/2A/4, 173/2/2B/2, 173/2/2B/3 and 173/2/2B/4 situated at Village Wakad, Taluka Mulshi, District Pune hereinafter referred to as “Said Properties” , which is more particularly described in Schedule A hereunder. 7/12 Extracts of Said Properties are annexed as “Annexure A1 to A5” .
2	Title of the Promoter	2.1	By and under Joint Development Agreements and Power of Attorneys dated 03/04/2013 which are more particularly described Annexure B hereunder, whereby the Promoter has obtained development rights of the Said Properties from the Said landowners /consenting parties.
		2.2	AND WHEREAS by virtue of above Joint Development Agreements and Power of Attorneys dated 03/04/2013, the Promoter has acquired exclusive and uninterrupted Development rights along with vacant and peaceful possession of the said Properties along with necessary legal rights to develop the said Properties.
3	Change of use of land agricultural to Non agricultural		AND WHEREAS the Said Properties are within the limits of the Pimpri Chinchwad Municipal Corporation (PCMC) hereinafter referred to as the “local authority” and have been assessed for non-agricultural purpose residential use by letters dated 22.11.2018, bearing no. JAMIN/SR/137/18, issued by Tehsildar, Mulshi (Paud), Pune. Accordingly, the N.A conversion charges for residential use and the N.A assessment have been paid in respect thereof. Letter dated 22.11.2018, is annexed herewith as “Annexure C” .
4	Commencement Certificate		AND WHEREAS permission to construct the buildings on the Said Properties has been obtained from local authority vide Commencement certificate dated 07/05/2019 bearing No. BP/Wakad/81/2019, annexed herewith as “Annexure D” .
5	Entitlement of the Promoter		AND WHEREAS by virtue of all Documents and Government permissions mentioned hereinabove, the Promoter is entitled to construct buildings on the said Properties and alone has the sole and exclusive right to sale, transfer, license, lease, rent the units, apartments, shops, offices constructed thereon and to enter into the agreement with the Allottee’s and to receive the sale price in respect thereof.

6	Real Estate Project	6.1	Name: “YashONE Wakad Central ” (Hereinafter referred to as the “ Said Project”)
	Address	6.2	Survey No. 173/2/2A/3, 173/2/2A/4, 173/2/2B/2, 173/2/2B/3 and 173/2/2B/4, situated at Village Wakad, Taluka Mulshi, District Pune Pin Code: 411057.
	Title Search Report	6.3	AND WHEREAS The Promoter has appointed Advocate Prashant Parmar to investigate title of Said Properties and he has given his brief title report on 14.05.2019 and the same report is annexed herewith as “ Annexure E ”.
	Architect	6.4	AND WHEREAS the Promoter has appointed Ar. Laxman Thite , having its office at 18, Shivajinagar, Pune -411005, as Architect of the Project who is duly registered with the Council of Architects at CA/79/4894.
	Structural Engineer	6.5	AND WHEREAS the Promoter has also appointed the Structural Engineer Mr. Jayant Inamdar of Strudcom Consultants Pvt Ltd having their office at Office no.201, 2nd Floor,'Ekdanta', CTS NO.136, Plot no.8, Near Manali Hotel , Erandwane, Pune 411004. for structural designs and drawings of the building/s and the Promoters shall accept professional supervision of the Architects and the Structural Engineers till the completion of the building.
	Plumbing Engineer	6.6	AND WHEREAS the Promoter has also appointed plumbing engineer M/s Amit Infrastructure Consultants having address at Office No. 87-88-89, 2 nd Floor, D wing, K.K. Market Near Shankar Maharaj Math, Pune Satara Road, Pune – 411 043 to design the water treatment, storage and pipeline infrastructure for the Project.
	Electrical Engineer	6.7	AND WHEREAS the Promoter has also appointed electrical engineer M/s Abhiyanta Consulting Engineers LLP having their office at Shree Swami Krupa, Plot No. 6 Neelkamal Housing Society, Near Rajaram Bridge , Karvenagar, Pune 411 052 to design the electrical systems of the Project such as transformers, cabling, wiring, meter room etc.
	Landscape Architect	6.8	AND WHEREAS the Promoter has also appointed landscape architect M/s. Designterra landscape consultants, Flat-502, Bloom Residency, Opp Whispering Winds, Parkhe Mala, Near Kapil Malhar, Baner, Pune, Maharashtra 411045, to design the various landscaping features such as plantation, amenities, entrance gate etc.
	Current Sanction of Project	6.9	AND WHEREAS based on the commencement certificate mentioned in above , following buildings are currently sanctioned: Residential buildings: Building A: P + 22 upper floors Building B: P + 15 upper floors Building C: P+ 0 upper floors Building D: P+ 0 upper floors Building E: P+ 0 upper floors Open Space –I- Hereinafter referred as “ residential buildings ”. MHADA Building : P+ 11 upper floors Open Space -II The current sanctioned layout is annexed herewith as

			“Annexure F”. ----- (Signature of the Allottee) (I have verified the sanctioned plans and read the commencement letter)
	Future Potential of Project	6.10	AND WHEREAS in future, the Promoter may amalgamate adjoining lands and also avail benefit of TDR/premium or paid FSI or any other form of additional FSI which may be approved by local sanctioning authority. In lieu of the this additional FSI (either in the form of additional land, paid/premium FSI/ TDR) following is the future building potential which is disclosed to the allottee : Residential buildings: Building A: P + 22 upper floors Building B: P + 22 upper floors Building C: P+ 22 upper floors Building D: P+ 22 upper floors Building E: P+22 Parking Building: B1+B2+G+5 upper floors Open Space –I- Commercial buildings+ MHADA Building : 02 Basements + Ground + Mezzanine + 12 upper floors Open Space -II The future potential layout is annexed herewith as “Annexure G.”. ----- (Signature of the Allottee) The Allottee hereby gives specific irrevocable written consent to the competent planning and sanctioning authorities and has No Objection against the Promoter to amalgamate adjoining land and construct the project as per the future potential layout as per above configuration. (Conceptual future potential layout is annexed herewith as Annexure G)
	Location of buildings, open spaces under the Project	6.11	AND WHEREAS the Promoter shall not change the location of open space 1 as per current sanction even if in future the building layout is changed upon availing additional FSI in the form of TDR. However, location of open space 2 may be changed to suit the final location of commercial and MHADA buildings.
	F.S.I & Non F.S.I Areas	6.12	The Promoters hereby declare that as per commencement certificate and sanctioned plans as mentioned in above clause, the sanctioned F.S.I. area is approximately 11069.96 sq.m. As per existing D.C. rules and letter from PCMC dated 29/06/2018 no. BP/Env/Wakad/7/2018, the total F.S.I & Non F.S.I area proposed in the project is

			approximately 55714.39 sq.m. However, this area may increase as adjoining land gets amalgamated and additional FSI in the form of paid FSI/ TDR gets loaded on the project.
	Environment clearance	6.13	AND WHEREAS the Promoter has obtained environment clearance for buildings A, B, C and D from State Level Environment Impact Assessment Authority, (SEIAA), Mumbai, Vide Letter dated 19/01/2019, bearing No. SEIAA-EC-0000000644.
	Commencement of Project	6.15	AND WHEREAS upon obtaining all the above permissions the Promoter has started the construction of the Project.
7	Compliance of Real Estate (Regulation & Development) Act, 2016	7.1	AND WHEREAS the Promoter has registered the Project with the Maharashtra Real Estate Regulatory Authority (MAHA-RERA) vide Registration certificate no.....
	Registration of Phases	7.2	AND WHEREAS the Promoter shall Register/Update remaining proposed buildings upon obtaining sanction for the same from local authority.
	Timelines for Building	7.3	AND WHEREAS the Promoter has commenced the construction of the project and the expected date for completion of Building A & B, 30th December 2022 and for amenity development including parking building etc the completion date will be 30th December 2023 .
	Definition of Carpet area, Balcony area, Terrace area and common areas	7.4	AND WHEREAS for the purpose of this agreement following areas are defined: Carpet area: As per subsection (k) of Section 2 of the Real Estate (Regulation & Development) Act, 2016, Carpet area of the apartment is defined as the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony and exclusive open terrace area but includes the area covered by the internal partition walls of the apartment. Carpet area is shown separately in Schedule B. Balcony area: For the purpose of this agreement the balcony area is defined as balcony/ enclosed balcony area as shown in the sanctioned building plans by the local authority. Balcony area is shown separately in Schedule B. Open Terrace Area: For the purpose of this agreement open terrace area is defined as open terrace/ terrace area as shown in the sanctioned building plans by the local authority. Open Terrace area is shown separately in Schedule B. Common Areas: As per subsection (n) of Section 2 of the Act, common areas are defined as entire land, staircases, lifts, passages, lobbies, entrances, basements, podiums, top terraces, open spaces, open parking areas, area under services, water tanks, sumps, pump rooms, amenities etc. This common area will be calculated for the entire project and will be divided equally over the number of apartments in the project to arrive at proportionate common area of each apartment.
	Inspection of all documents by Allottee	7.5	AND WHEREAS on demand from the Allottee, the Promoter has given inspection to the Allottee of all documents of title relating to the project land and plans, designs & specification prepared by the

			project Architect and all other such documents as specified under the The Real Estate (Regulation & Development) Act and Rules & Regulations made there under. ----- Signature of the Allottee (All documents pertaining to the Project have been inspected by me)
	Disclosure regarding reservation in said land	7.6	AND WHEREAS the Promoter hereby declares that, there is an area under 45 m wide D.P road widening as per commencement certificate obtained from local authority. This area to be handed over to the local authority in lieu of equivalent F.S .I. to be used in the project. Apart from this, the Promoter declares that there is no other reservation or acquisition on any part of the said land.
	Disclosure regarding mortgages / charge by Financial Institution	7.7	AND WHEREAS The Promoter has raised funds by way of issuance of Non- Convertible Debentures (NCDs) on private placement basis from ICICI Prudential Asset Management Company and others and Rupee Term Loan from ICICI Bank Limited and has mortgaged the said Project with VISTRA ITCL (INDIA) LIMITED, who are acting as the trustee for the said debentures and with ICICI Bank Limited. The Promoter shall however ensure to obtain No objection Certificate (N.O.C) from such lenders/trustees in their standard format with respect to the Said Apartment. Moreover, the Promoter hereby informs that the Promoter may raise further loans in future from various lenders and shall obtain NOC from any such future lender as and when necessary.
8	Interest shown by the Allottee		AND WHEREAS Allottee was in search of residential premises in vicinity of Village Wakad and that is when he came to know about the said project of the Promoter. The Promoter has disclosed entire information along with all sanctioned documents to the complete satisfaction of the Allottee and thereafter the Allottee has conveyed his readiness and willingness to purchase the Apartment No. \$SalesItemID on \$Floor in residential Building “ \$BLDG ” in the project known as “ YashONE Wakad Central ” which is more particularly described in the Schedule B and location of the which is shown on authenticated copy sanctioned floor plan annexed herewith as “Annexure H1 ”and Typical floor plan annexed herewith as “Annexure H2 ” .
9	Willingness to enter into Agreement		AND WHEREAS, the Parties relying on the confirmations representation and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in these agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

10	Registration of Agreement		AND WHEREAS as per Section 13 of the Real Estate (Regulation and Development) Act, the Promoter is required to execute a written agreement with the Allottee for the sale in respect of the said apartment and therefore, Promoter and the Allottee are executing present Agreement as a compliance thereof and they shall also register the said Agreement under Registration Act, 1908, with the concerned Sub Registrar Office, within a time limit prescribed under the Registration Act.
11	Entire Agreement		AND WHEREAS this Agreement along with its schedules and annexures constitutes entire agreement between the parties with respect to the subject matter and supersedes any and all understandings, any other agreement, allotment letter, correspondences whether written or oral between the parties in regards to the said apartment.
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-			
Obligation of the Promoter:			
12	Said Apartment	12.1	As per the interest shown by the Allottee in above mentioned clause, the Promoter has agreed to sell an Apartment bearing No..... in Building"....." more particularly described in Schedule B subject to the consideration amount and payment schedule as detailed herein under .
	Development Works	12.2	The Promoter hereby assures to provide Internal and External Development in the Project more particularly described in Schedule C .
	Internal Specification	12.3	The Promoter hereby assures to provide Internal Specifications to the apartment more particularly described in Schedule D .
	Adherence to Sanctioned Plan & other permissions	12.4	The Promoter hereby assures that the Project will be developed and completed in accordance with the sanctioned plans as approved and revised by the local authority from time to time and shall follow the conditions mentioned in various permissions as mentioned above.
	Variation in carpet area	12.5	The Promoter hereby assures that after construction of the apartment, there shall not be variation of more than 3 % in the carpet area as mentioned in Schedule B. However, if there is any reduction in carpet area beyond the above mentioned variation limit, then the Promoter shall compensate the Allottee by issuing a refund of any such excess amount paid. If there is any increase in carpet area beyond the above mentioned variation then the Allottee shall pay the excess amount. This monetary adjustment shall be made at a rate equal to the consideration amount divided by the total area of apartment as mentioned in Schedule B.
	Possession date of the apartment	12.6	The Promoter hereby assures that they shall complete the construction and give possession of the said Apartment to the Allottee on or before 30th December 2022 , subject to allottee making all payments as per this Agreement If there is any delay in possession due to reasons other than those mentioned in clause hereunder, then the Promoter hereby agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as

			specified in the Maharashtra Real Estate (Regulation and Development) rules,2017 on all amounts (excluding Government taxes and duties) paid by the Allottee for every month of delay till handing over of possession.
	Completion / Occupancy Certificate	12.7	The Promoter hereby assures to obtain all N.O.C's from various concerned Government authorities and shall submit the file to Local Authority for occupancy certificate. However, if, the local authority delays issuing the certificate beyond 21 days after submission of all required documents/N.o.C's for occupation, then same shall not be construed as delay on the part of the Promoter in obtaining Occupancy Certificate.
	Defect Liability Period	12.8	(a) If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee to received from the Promoter, compensation for such defect in the manner as provided under the Act. (b) Provided however, that the Allottee shall not carry out any alterations of the whatsoever nature in the said apartment of phase/wing and in specific the structure of the said Apartment /wing/phase of the said building which shall include but not limit to columns, beams etc., or in the fittings therein, in particular it is hereby agreed that the Allottee shall not make any alterations in any of the fittings, pipes, water supply connections or any erection or alteration in the bathroom, toilet and kitchen, which may result in seepage of the water. If any of such works are carried out without the written consent of the Promoter the defect liability automatically shall become void. The word defect here means only the manufacturing and workmanship defect/s caused on account of willful neglect on the part of the Promoter, and shall not mean defect/s caused by normal wear and tear and by negligent use of apartment by the Occupants, vagaries of nature etc. (c)That it shall be the responsibility of the Allottee to maintain his Apartment in a proper manner and take all due care needed including but not limiting to the joints in the tiles in her/his/their Apartment are regularly filled with white cement/epoxy to prevent water seepage. (d)Further where the manufacturer warranty as shown by the Promoter to the Allottee ends before the defects liability period and such warranties are covered under the maintenance of the said Apartment/building/phase/wing, and if the annual maintenance contracts are not done/renewed by the Allottee the promoter shall not be responsible for any defects occurring due to the same. (e)That the project as a whole has been conceived, designed and constructed based on the commitments and warranties given by the vendors/manufacturers that all equipments, fixtures, and fittings

			shall be maintained and covered by maintenance/warranty contracts so as it to be sustainable and in proper working condition to continue warranty in both the flats/Apartments and the common project amenities wherever applicable. (f) That the Allottee has been made aware and that the Allottee expressly agrees that the regular wear and tear of the Apartment/building/phase/wing includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature of more than 20°C and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect. (g) It is expressly agreed that before any liability of defect is claimed by or on behalf of the allottee, it shall be necessary to appoint an expert who shall be a jointly nominated surveyor who shall survey and access the same and shall then submit a report to state the defects (if any) in materials used, in the structure built of the Apartment/phase/wing and in the workmanship executed keeping in mind the aforesaid agreed clauses of this agreement.
	Formation of legal entity	12.9	The Promoter hereby assures that they will form separate legal entity (Co-operative housing Society) for each residential building within three months from the date of Occupancy Certificate of respective Residential building. However, any delay towards affixing signature of Allottee's on such legal entity formation documents and procedural delays on account of concern Government/Co-operative department will not be to the account of the Promoter. Further, apex body of such legal entities will also be formed after obtaining final occupation certificate of last Residential building.
	Conveyance to legal entity	12.10	The Promoter hereby assures to convey the respective building structure (excluding basement and podiums) to the respective legal entity within a period of 2 years after occupancy certificate or after obtaining full and final consideration from all Allottees in that respective building whichever is later. The Promoter further assures that the entire undivided land underneath all residential buildings jointly along with amenities, utilities and services will be conveyed to the Apex body within a period of 2 years upon obtaining full and final occupation certificate as per future potential layout as mentioned as Annexure G from the local authority. The conveyance boundaries for the apex body of residential buildings are as per layout annexed herewith as Annexure H.
Obligation of the Allottee:			
13	Specific consent (along with this agreement)	13.1	In accordance with the Maharashtra Real (Regulation and Development) Act 2016 and Maharashtra Real (Regulation and Development) rules, 2017, the Allottee hereby gives specific consent to the local authorities and also to the Promoter and has No Objection against the Promoter for the following: • To construct the project as per the future potential layout annexed herewith as Annexure G. • To constructs buildings under the project at the location shown on future potential layout annexed herewith as

			Annexure G. • Amalgamation of adjoining land to construct the project as per the future potential layout annexed herewith as Annexure G. • Change of unit plans of MHADA building and commercial buildings and location of open space 2 . • Change in building / layout plans due to instructions received by local authority. • Minor additions or alteration. ----- (Signature of Allottee) (This consent shall be construed as informed consent)
	Specific consent (when required later)	13.2	The Allottee hereby assures that in the event there is any consent that is required to be obtained under Real Estate Regulation Act, 2016 then in such event he accepts the procedure as mentioned and detailed hereunder. The Promoter shall send the proposed changes in the plan/specifications to the respective Allottee on their registered email address as mentioned in this agreement. Thereafter, the Allottee shall give its reply in writing to the said proposed changes within 7 days from the date of the successful delivery of the said e-mail to the Allottee and in case non reply/failure of Allottees to reply/respond to the said e-mail within 7 days as aforesaid then it shall be treated that the Allottee have given informed specific consent for the said change and thereafter Allottee shall not raise any dispute about the same in future. Notwithstanding anything contained hereinabove, Allottee agrees and accepts that unless and until proposed revision of sanctioned plans are not against the express provisions of the act they shall not withhold the consent.
	Possession of the apartment	13.3	The Allottee hereby assures that they shall take possession of the apartment within 15 days upon receiving written notice regarding readiness of the apartment for occupation by making payment of all dues payable to the Promoter under this Agreement. If the Allottee fails to take the possession of the apartment within such period then the Allottee shall be liable to pay interest charges for any such balance delayed amount at a rate equal to the rate as mentioned in the Maharashtra Real (Regulation and Development) rules and the same shall not construe as delay of handing over of possession by the Promoter.
	Consideration Amount	13.4	After due discussions, diligence and negotiations between the Promoter and the Allottee, the Allottee hereby agrees to purchase from the Promoter and the Promoter agrees to sell to the Allottee the Said Apartment bearing No..... in Building”.....” more particularly described in Schedule B for a lump sum consideration Rs. \$Quot /- (Rupees \$Amtquot) to be paid by the Allottee to the Promoter towards the said Apartment hereinafter referred to as the

			“Consideration amount”. The Promoter specifically declares and the Allottee hereby understood and agrees that the consideration amount of said Apartment is inclusive of cost of Said Apartment and covered parking (if allotted), proportionate price of common areas & facilities which is detailed in Schedule C. The present Agreement shall supersede and prevail over all other prior communications, writings and/or cost sheets, agreed and/or executed by and between the parties.
	Payment Schedule	13.5	The Allottee hereby agrees and accepts to pay the consideration amount to the Promoter as per the payment schedule more particularly described in Schedule E.
	Early payment	13.6	No early payment discount will be offered in such case where construction has been completed before the agreed timeline. ----- (Signature of the Allottee) (I hereby specifically agree to make early payment in case of early completion)
	Taxes & Duties	13.7	The Allottee hereby agrees and accepts that the Consideration Amount excludes expenses for stamp duty, registration fees, Goods & Service Tax (G.S.T.) or any other taxes applicable and in force today or those that may become enforceable and payable at any time in future. All outgoings pertaining to this shall be paid by Allottee separately. It is also agreed between the parties hereto that, the Allottee herein shall bear and pay the amount of Goods & Service Tax (G.S.T.) as applicable on every instalment of payment of consideration. If at any time, after execution of this agreement, the increase in Goods & Service Tax (G.S.T.) under respective statute by the central and state government respectively and further at any time before or after execution of this agreement any additional taxes/ duty/ charges/ premium/ cess/ surcharge etc., by whatever name called, is levied or recovered or becomes payable under any statute/rule /regulation notification order/either by the Central or the State Government or by the local authority or by any revenue or other authority, in respect of the said properties or the said apartment or this agreement or the transaction herein, shall exclusively be paid/borne by the Allottee.
	Provisional Maintenance Amount	13.8	The Allottee hereby assures to pay provisional maintenance amount of Rs.1,25,000/- in addition to the consideration amount, Taxes & Duties mentioned above towards maintenance of the project in separate accounts as under: 1. Individual building account: Rs.43,000/- 2. Common Area account: Rs. 50,000/- 3. Environment Management Plan account: Rs.32,000/- This maintenance amount shall be deposited before handing over of possession of the said Apartment. This amount is not for any specific period of years and is only a provisional amount towards maintenance charges of the project.

	MNGL Gas piping infrastructure charges	13.10	In addition to the above cost, Rs.6000/- (Rs. Six Thousand only) to be paid by the Allottee to MNGL Gas piping infrastructure charges, if applicable.
	Payment period	13.11	The Allottee hereby assures to pay all the amount of instalments within 15 days from the date of receipt of the demand letter of instalment by the Promoters. In case of any delay beyond a period of 15 days, then interest charges as per Maharashtra Real (Regulation and Development) rules, will be applicable.
	Payment of water charges, electricity, taxes etc	13.12	The Allottee hereby assures to pay necessary water charges, electricity user meter charges and local authority municipal tax as applicable.
	Repairs of the Apartment	13.13	The maintenance of Apartment is the primary responsibility of the Allottee and he shall always take necessary precautions and preventive measures to ensure that the Apartment is maintained in a good condition. He shall not cause any such activity that will be harmful to adjoining neighbours and for the building structure.
	Alteration in the Apartment	13.14	No addition or alteration will be carried out in the Apartment or building in which the Apartment is situated without the consent of the local authorities.
	Hazardous and dangerous goods storage	13.15	The Allottee shall not store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated. In case any such damage is caused to the Apartment or to the building in which the Apartment is situated on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for any such consequences.
	Maintenance of the internal Apartment	13.16	The Allottee shall carry out at their own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provisions, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
	Preserving the aesthetics and elevation	13.17	The Allottee shall preserve the aesthetics of the elevations of the scheme no Allottee of the said Apartment shall be entitled to install Air Conditions Units, Window Air Conditioner Units thereby affecting the glass elevations at the frontage as well as affecting the common use of the passages, lobbies and common areas in the building. Such air conditioner units may be installed only at the space as may be provided by the Promoter.
	Demolition and common utilities maintenance	13.18	The Allottee shall not demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is

			situated and shall keep the portion, sewers, drains and pipes in the Apartment and the 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 Apartment is situated and shall not chisel or in any other Manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment without the prior written permission of the Promoters and/or the Society or the Limited Company
	Cleanliness	13.19	The Allottee shall not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the said land and the building in which the Apartment is situated.
	Sub-let, transfer of rights	13.20	The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoters under this Agreement are fully paid up and only if the Allottee had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Allottee has intimated in writing to the Promoters.
	Abiding by Society bye-laws or regulations of Apartment	13.21	The Allottee shall observe and perform all the rules and regulations which the legal entity 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 Apartments 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 and other public bodies.
	If the Housing loan taken by the Allottee	13.22	It is agreed by the Allottee, that in the event, the Allottee avails housing finance from any bank/NBFC for purchase of the Said Apartment, then any payment to be paid by the Promoter to the Allottee under Cancellation process or otherwise, can made directly by the Promoter to the Housing finance provider. No separate consent of the Allottee shall be required for the same.
		13.23	It is further agreed by the Allottee that, till the handover of possession of the Said Apartment to the Allottee, in the event the Allottee availed housing loan /finance for purchase of the Said Apartment and defaulted in payment of housing finance loan dues, then the Promoter shall have right to handover the Said Apartment premises either complete or incomplete stage to the housing loan finance provider. No separate consent of the Allottee shall be required for the same.
General/ Miscellaneous stipulations			
14	Time Extension	14.1	The Promoters shall be entitled to get reasonable extension of time for giving possession of the apartment beyond date as mentioned above, if the completion of building in which the said apartment is situated is delayed on account of - a. War, civil commotion or act of God; b. any notice, order, rule, notification of the Government and/or public or competent authority/PMRDA/MAHARERA.

			c. Any Court Order/Injunction/work stoppage order. d. Delay in issuance of Completion Certificate due to reason/s not attributable to the non compliance of the Promoter.
	Name in which payment is to be drawn for Consideration Amount	14.2	Promoter specifically communicates to the Allottee that the Allottee shall make the payments for Consideration Amount to the Promoter by Demand Draft or by local cheques drawn in the name of Vilas Javdekar Eco Shelters Pvt Ltd, _____ or by electronic mode of transfer. NEFT/ RTGS details are as under: i. Account Holder Name ii. Bank Name iii. Branch iv. Account Number..... v. IFSC code..... vi. Account type
	Name in which payment is to be drawn for Taxes and Duties	14.3	Promoter specifically communicates to the Allottee that the Allottee shall make the payments for additional amount along with charges towards stamp duty, registration fees, G.S.T., to the Promoters by Demand Draft or by local cheques drawn in the name of Vilas Javdekar Eco Shelters Pvt Ltd, _____ or by electronic mode of transfer. NEFT/ RTGS details are as under: i. Account Holder Name ii. Bank Name iii. Branch iv. Account Number..... v. IFSC code..... vi. Account type
	Maintenance of the Project	14.4	The Promoter shall maintain the Project until the maintenance fund/ provisional maintenance charges are exhausted or upon conveyance of the Project in favour of Apex body/ Individual building society. whichever is earlier. The Promoter shall hand over the individual building maintenance account and balance if any available to that respective building Society and whereas common and Environmental Management Plan maintenance accounts and balance if any available, will be handed over to the Apex body. It is hereby clarified that in case there is any shortfall in the said provisional maintenance charges the Allottee shall be obliged to pay the shortfall as and when called upon by the Promoter to do so. After the handing over of society maintenance account to Individual building society / Apex body, all the permissions/ renewal of permissions in respect of sewage treatment plant, Lifts, water, fire fighting etc from Central / State Govt. Authorities shall be obtained by the said respective society and/or Apex body from their own maintenance funds. Renewal of permissions shall be the sole responsibility of the Society

			and the Society hereby indemnifies the Promoters from any non – compliance thereof.
	Maintenance of Unsold Apartment		The Promoter shall be liable to pay sum of Rs.11/- (Rs. Eleven Only) per month towards the common expenses or maintenance charges or any amount under any head in respect of the unsold Apartment.s The prospective allottees of such unsold Apartments shall pay the maintenance charges from the date of possession of the respective such apartment.
	Change in consultants	14.5	The Promoters shall have right to change and appoint any new consultant as per his discretion & choice.
	Termination of Agreement by Promoter	14.6	Without prejudice to the right of the Promoter to charge interest on delayed payment, if the Allottee commits three defaults on making payment as per the stages mentioned Schedule E then the Promoter shall serve a notice of 15 days in writing to the Allottee informing its intention to terminate this Agreement and if the Allottee fails to rectify the breach as mentioned by the Promoter within a period of 15 days, then the Promoter shall be entitled to terminate this Agreement and deduct upto 10% of the Consideration Amount towards liquidated damages and other administrative expenses. Balance amount (if any) shall be refunded within 45 days of termination. In the event of termination Promoter is not responsible to refund any taxes and duties such as G.S.T. Stamp duty and registration charges which was paid to the Government and the Allottee shall apply for refund at their own effort and cost.
	Cancellation of Agreement by Allottee due to reasons not attributable to the default of the Promoter	14.7	If the Allottee wishes to cancel the agreement due to reasons not attributable to the default of the Promoter, then the Promoter shall deduct 10% of the Consideration amount towards liquidated damages and other administrative expenses and balance amount (if any) shall be refunded after the apartment has been booked by other Allottee. In the event of cancellation by Allottee, the Promoter is not responsible to refund any taxes and duties such as G.S.T., stamp duty and registration charges which was paid to the Government or any other incidental charges incurred by the Allottee and the Allottee shall apply for refund at their own effort and cost.
	Advertisement/ Prospectus	14.8	It is specifically understood and agreed by the Allottee that the prospectus other advertising material published by the Promoters from time to time in respect of the project contain various features such as furniture's, upholstery and curtains plantation, colors, vehicles, etc. and the same shall not be considered in any manner as agreement between Promoters and Allottee. The details mentioned in Schedule C and D hereunder are considered as final, definitive duly negotiated and binding between the parties and supersedes all earlier communications.
	Entry of Promoters staff in the premises	14.9	Till the conveyance in favour of Federation is executed, the Allottee shall permit the Promoters 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,

			examine and/or execute any changes as may required as per direction of the local authority and/or otherwise required to maintain and preserve the state and condition thereof.
	Movement of men and material.	14.10	The Allottee is well aware that the Promoter will construct buildings based on Future Potential as mentioned Annexure G. The Allottee assures that after possession of the Said Apartment he shall not cause any hindrance/ obstruction/ objection to the movement of men and machinery required to construct the future buildings. ----- (Signature of Allottee) (This consent shall be construed as informed consent)
	Water connection and charges	14.11	The Allottee is fully aware that water connection for Said Scheme is not yet obtained from local authority and that the demand for water will be fulfilled either through bore-well or through tanker or any other available source. The Promoters will only create suitable infrastructure for treatment of this raw water, which will treat the water as per domestic and drinking consumption standards. The Allottee agrees to pay the necessary water charges, tanker charges and is fully aware about this fact and shall not take any objection regarding this matter and shall keep local authority/Promoters indemnify at all times . ----- (Signature of Allottee) (I hereby agree to pay necessary water charges as mentioned above)
	Enclosure of terrace and fine thereof.	14.12	The terrace space adjacent to the Apartment shall belong exclusively to the respective Allottee of the Apartment and such terrace spaces are intended for the exclusive use of the respective Allottee. The said terrace shall not be enclosed by the Allottee till the permission in writing is obtained from the concerned local authority and the Promoter or the Co-operative Society as the case may be shall be kept indemnified from any penal action at all times.
		14.13	None of the actions, concessions or indulgence shown by the Promoters shall be presumed and/or be treated and/or deemed to have been waived their preferential right or the right of pre-emption or the right of first refusal of the Promoters, agreed to herein by the parties hereto. Nothing contained in this agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said premises or of the Said Property and building/s or any part thereof. The Allottee shall have no claim save and except in respect of the said Apartment hereby agreed to be sold to the Allottee, and allotted areas such as upper terrace, open spaces, parking's, lobbies etc. will remain the property of the Promoters until the said Land is conveyed to the Federation of Co-operative Societies as agreed to be conveyed by the Promoters as per the terms and conditions of this agreement.

	Binding effect	14.14	Forwarding this agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or Allottee until, firstly the Allottee signs and delivers this agreement with all Schedules along with the payments due as stipulated in Payment schedule along with payments of statutory applicable taxes and duties within 30 days from the receipt by the Allottee and secondly appears for registration of the same before the concerned Sub – Registrar as and when intimated by the Promoter. If the Allottee fails to execute and deliver to the Promoter this agreement within 30 days from the date receipt by the Allottee and/or appear before the Sub – Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and booking amount shall be returned to the Allottee subject to deduction cancellation charge and liquidated damage.
	Jurisdiction	14.14	This Agreement shall be governed by the laws of India and Courts of Pune shall have exclusive jurisdiction to try and entertain the dispute/s arising out of these presents.
	Registration	14.15	The Allottee and/or Promoters shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoters will attend such office and admit execution thereof.
	Stamp Duty	14.16	The Allottee herein has paid stamp duty of Rs. \$SD /- (\$Sdamt) along with appropriate registration fees as per Maharashtra Stamp Act, 2015. However, if there is any increase in stamp duty by the Government at the time of registration of conveyance/deed of apartment, then such incremental stamp duty shall be borne and paid by the Allottee.
	PoA for admittance	14.17	Promoters have appointed Mr. Ganesh Sitaram Kangude and /or Mr. Dhanraj Taware to admit the execution of these presents by virtue of Power of Attorney registered in the office of the Sub-Registrar Haveli No.22 at Serial No.603/2019 on 08/01/2019.
	Notices /Communications Letters	14.18	That all notices /communications /letters to be served on the Allottee as contemplated by this agreement shall be deemed to have been fully served if sent by the Promoter on Allottee's Email ID or by registered post at Allottee's address mentioned in captioned.

SCHEDULE – A
(SAID PROPERTIES)

Land area admeasuring 13224.32 Sq.m., out of land bearing Survey No. 173/2/2A/3 (P), 173/2/2A/4 (P), 173/2/2B/2, 173/2/2B/3 and 173/2/2B/4, lying, being, situate at Village Wakad, Taluka Mulshi, District Pune, within the limits of Pimpri Chinchwad Municipal Corporation and Registration District of Pune, Sub-Registrar Haveli ,and having boundaries as under ;

On or towards East : 45 Meter wide D.P. Road
 On or towards South : Survey No. 173 (Part)
 On or towards West : Survey No. 173 (Part)
 On or towards North : Survey No. 173 (Part)

SCHEDULE – B
(SAID APARTMENT)

**To be constructed upon the Said Properties described in the Schedule A above, under the Project
named as YashONE Wakad Central.**

Residential Building	Apartment Number	Floor No.	Carpet Area in Sq.m	Balcony/ Enclosed balcony area in Sq.m	Open Terrace Area in Sq.m	Covered Parking No.

SCHEDULE- C

DEVELOPMENT WORKS OF THE PROJECT

- Staircases, lifts, lift lobbies, fire escape and common entrance and exits of buildings.
- Open space landscape area
- Club house
- Kids play zone
- Entrance Gate and Security cabin
- Electricity meter room
- Water tanks, garbage chute, sumps, motors, ducts and all apparatus connected with installation for common use.
- Internal roads and driveways
- Sewage treatment plant
- Underground water tank & pump room
- Organic Waste composter
- Drainage system
- Electricity supply transformer
- Street lighting

- Rainwater harvesting system
- Solar water heating system as per norms
- Fire fighting system as per norms

SCHEDULE – D
(INTERNAL SPECIFICATIONS OF APARTMENT)

- RCC structure with aluminum formwork and ply-form technology.
- AAC block work walls
- Gypsum and plaster finish surface to inner walls in the entire apartment
- All ceiling in the apartment finished in POP
- Water based acrylic emulsion to all inside walls
- External acrylic paint
- Granite kitchen platform with SS sink
- Glazed tiles up to 3ft. from platform
- Electrical points as per electrical layout.
- Washing machine , plumbing and electrical point in utility terrace/balcony.
- Dual plumbing for water usage
- Flush valves in toilets
- Solar heated water for master toilet
- Both – side laminated main door and all internal doors
- Toilet door frames with granite
- All door fittings in Stainless steel /brass mortice locks
- Copper wiring with ELCB, MCB's
- Modular sockets and switches
- TV and telephone point in living and master bedroom
- Broadband internet connection provision
- DG backup for building common area
- Inverter backup for 3 tube – lights and 1 fan
- Video door phone
- 24 x 24 inch vitrified tiles with matching 3 inch skirting in the entire apartment.
- 12 x 12 inch ceramic anti – skid tiles in dry balcony , terraces and toilet
- CPVC plumbing and sanitary ware
- Glazed tiles in toilets up to 7 feet high with CP fittings
- Cockroach preventive traps
- Exhaust fan and electrical boiler points
- Sliding 3 – track , aluminum powder – coated windows along with mosquito mesh
- MS safety grills with oil paint to all windows
- Granite window sills from inside

SCHEDULE – E
(PAYMENT SCHEDULE)

Percentage	Stage
10%	Before Agreement
10%	Completion of excavation
5%	Completion of foundation for plinth
5%	Completion of slab - 1 st Floor
4%	Completion of slab– 3 rd Floor
4%	Completion of slab– 5 th Floor
4%	Completion of slab– 7 th Floor
4%	Completion of slab– 9 th Floor
4%	Completion of slab– 11 th Floor
4%	Completion of slab– 13 th Floor
4%	Completion of slab– 15 th Floor
4%	Completion of slab– 17 th Floor
4%	Completion of slab– 19 th Floor
4%	Completion of slab– 21 st Floor
6%	Completion of block work of the floor of the Said Apartment
5%	Completion of internal plaster of the Said Apartment
5%	Completion of Kitchen Otta in the Said Apartment
5%	Completion of flooring in the Said Apartment
4%	Completion of internal painting in the Said Apartment
3%	Arch & Civil Completion of Said Apartment by Project Architect
2%	Occupancy Certificate of Said Apartment by PCMC
100%	Total

SCHEDULE – F

(MAINTENANCE SCHEDULE)

Following are the particulars and cost heads under each maintenance account

Individual/Respective building Maintenance

Sr. No.	Cost Head
1	Building housekeeping
2	Building security
3	Electricity charges for: a. Lift b. Passage area lighting c. Garbage chute d. Any other electrical appliance meant for the respective building
4	Annual maintenance charges for: a. Lift b. Solar water heater c. Garbage chute d. Inverter backup e. Fire fighting

Common Area Maintenance

Sr. No.	Cost Head
1	Common area housekeeping
2	Common area security
3	Electricity charges for: a. Street lighting b. Open space c. Amenities
4	Annual maintenance charges for: a. Fire fighting b. Water treatment plant c. Water pumps d. Diesel generator
5	Water tax etc.
6	Diesel expenses for generator
7	Facility Manager & supervisory staff and its admin expenses
8	Water treatment plant consumables

Environment Management Plan/ Infrastructure

Sr. No.	Cost Head
1	Sewage treatment plant a. Electricity charges b. Maintenance charges c. Operator charges d. Water testing charges e. Spares & hardware
2	Environment monitoring charges a. Air test b. Raw water test c. Recycled water test d. Soil test e. Noise test
3	Landscaping charges: a. Gardner b. Fertiliser c. Red soil d. New plantation (if needed)
4	Solid waste management a. Waste segregation at OWC b. Garbage handling charges c. Handing over charges on Non-biodegradable waste. d. Disposal of e-waste in accordance with Rules.
5	Rain water harvesting : a. Rain water harvesting tank cleaning b. Recharge pits cleaning (pre and post monsoon) c. Flushing of bores

IN WITNESS WHEREOF THE PARTIES HAVE SIGNED THESE PRESENTS ON THE DAY, DATE AND PLACE MENTIONED HEREINABOVE.

M/s.VILAS JAVDEKAR ECO SHELTERS PVT LTD

Through Authorised Signatory and Director

MR. ADITYA VILAS JAVDEKAR,

“PROMOTER”
& Constituted attorney of “CONSENTING
PARTY

\$Name1

ALLOTTEE

\$Name2

ALLOTTEE

Witnesses:

1. _____
Name:
Address:

2. _____
Name :
Address: