26. THAT, in case extra amenities such as generator, compound wall, main gate, collapsible gate are required to be installed or constructed or if M.S.E.B. insists on an installation of a transformer, the expenses of such item if any shall be borne by the party no.2 proportionately along with the other Apartment owners of the said scheme and also the electric and water meter deposit and connection charges for the Apartment will be borne by the party no.2 separately.

27. That it is agreed that the Vendor shall have a right to allow display of Hoardings/Neosigns on the top of the terrace of the complex for advertisement or use any portion of terrace of the complex for advertisement/ installation of machinery, equipments for Telecommunication, Mobile tower etc. to which the purchaser shall have no objection. The electrical supply of this display shall be from seperate electrical meter and the charges be borne and paid by the user/s.

28. That it is agreed by the purchaser that due to heterogeneous nature of construction, and joints between masonery/concrete or any other such joint, seepage of water may occur, if exposed continuously to rain water or wet conditions, as it is well understood that the plastered masonery and concrete are not water proof in nature, and hence this condition shall not be treated as defect and no compensation shall be given to the purchaser for such happenings. However, if any structural defect or fault in the construction of his/her Apartment is discovered after taking possession of the premise, the same shall be notified in writing to the Vendor/Builder, within six months from the date of taking over actual possession thereof and in such event the Vendor/Builder hereby agrees to remove the defect if any or correct the fault at his own cost/expenses. No such request shall be entertained after the expiry of six months from the date of possession.

29. That, it is further agreed by the purchaser that on account of practical constraint there may be some minor variations on either sides in dimension shown in sanctioned plan or as mentioned in the sale deed and no compensation or damages shall be given by the Vendor for such variations.

30. That, the Vendor shall be free and at liberty to utilize/use the common walls, roof/terrace for further development/renovation/ repair works if and when required, and the purchaser shall have no objection or claim of any sort in this regard, but the internal space sold to the Apartment/Flat owners is from Floor to Ceiling of their Apartment/ Flats.

31. That, it is agreed that all the expenses for the preparation of all kinds of agreements, documents including cost of stamp duty, registration charges, legal fees and other miscellaneous expenses such as tax on works contract, VAT, Service tax, Sale tax, or any other taxes if charged by the authorities (Govt.) shall be born by the purchaser. Because of any amendment, modification or revision of any tax rules, it is also agreed by the party no.2 that the above said tax will have to borne by the party no.2 even in case the possession of the Flat/ Apartment has been given to him/her in past, but the above taxes are due and arose because of this contract. The purchaser hereby specifically agrees to pay the necessary and proportionate G.S.T.. **The sale price of this Flat/Apartment is exclusive of the amount towards Goods & Service Tax**. Even if the tax is required to be paid by the Builder/Vendor, the same shall be recovered from the Party No.2/Purchaser, before the possession is given to him/her. That in any case, Tax, Fees, cess, society formation expenses, etc, is levied on, in respect of the Flat/Apartment chosen by the purchaser, then in such event, the Party No.2/Purchaser also agrees to pay the same to the concerned authorities or to the builder and shall always keep the Vendor/Party No.1 indemnified against the same. The Vendor shall not deliver the actual possession of the said Flat/ Apartment to the Purchaser until the entire cost are paid by him/her for the M.S.E.D.C.L. transformer, Network charges, Meter deposits, etc. & all the required govt. taxes due arising out of this agreement. The time period for completion of the scheme/possession of the Flats/ Apartment, is agreed to be not more than dt.30.11.2024, or as per RERA Registration.

32. Late payment charges after the stage of work being constructed/ going on/completed, or after a demand is raised, shall attract an interest @15% p.a.

SCHEDULE 'A'

DESCRIPTION OF THE FLAT/APARTMENT

ALL THAT, **Flat No.....**, **Type-.....** admeasuring about ..... Sq.Mtr. Carpet Area, ... Sq.Mtr. built up area & ..... Sq.mt. super built up area (which includes Balcony area, open and covered parking area, area of servant quarter, common area of staircase, lift and lobby), bearing an undivided share of land **.....%** (i.e.....Sq.Mtr.) situated on ..... **floor** in the building known as **'VASTUVISHWA APARTMENT- SAMTA NAGAR'** being constructed on amalgamated Plot no.11 carved out of Field Survey No.205 (Revised) Old S.No.142/2 admeasuring 3.04 H.R. situated at Mouza-Nalwadi, Mouza No....., within the limits of Gram Panchayat, Sawangi(Meghe), Tahsil and District Wardha admeasuring 4360 Sq.ft. (405.0 Sq.meter). The said plot is bounded as follows :

To the East	:	Layout road of 9.14 Mtr width
To the West	:	Bajaj Nagar layout
To the North	:	Layout road of 9.14 Mtr width
To the South	:	Plot No.12

The said **Flat/Apartment No.....**, **Type-.....** situated on ..... **floor** is bounded as follows :

To the East	:	.....
To the West	:	.....
To the North	:	.....
To the South	:	.....
Above	:	.....
Below	:	.....

SCHEDULE 'B'
SPECIFICATIONS FOR FLATS/APARTMENT

1)	**Structure**	:	Specially designed premium quality R.C.C. frame structre, clear height of 9.0' approx.
2)	**Brickwork**	:	Outer wall 150mm, Inner wall 115 mm thick. External wall with 20mm fanti-finish, internal wall with 15mm.
3)	**Doors**	:	Main door-T.W. solid frame with laminated panel. RCC frame flush doors for other rooms. PVC branded doors in toilets.
4)	**Windows**	:	M.S. window grills with fully glazed aluminium sliding window.
5)	**Flooring**	:	Drawing hall with Double charged vitrified 2'x2' tiles. Single charged vitrified tiles for other rooms. WC/Bath/toilet with antiskid ceramic tiles.
6)	**Painting**	:	Outer walls with water proof weather shield cement paint, inner wall with emulsion paint with putty finish.
7)	**Kitchen**	:	Marble top kitchen otta with steel sink & white glazed tiles upto 3' height on dado. One tap in sink from overhead water tank & one for fresh water. Provision for drinking water purification unit.
8)	**Toilet/Bath**	:	Designer toilets with premium quality fittings. 7ft. height tiles on walls, one toilet with orissa pan, other one with western commode with flush cock & tap. Plumbing work of PVC concealed type.
9)	**Electrical Fittings**	:	Concealed electric fitting 3.5 points each of 5 AMP. One no. point for T.V., for A/C & telephone in drawing hall, one point each on passage, balcony, bathroom/toilet/WC. 15 Amp. power point each for freezer in kitchen & geyser in bathroom. One additional point in kitchen for exhaust fan. All wirings in ISI Mark cables.
10)	**Water Supply**	:	24 Hours water supply by bore/open well. One tap each for kitchen, washing balcony, wash basin, WC/Bath/toilet, for supply from overhead water tank, Municipal Tap too.

11)	**Common Area**	:	Steps of 0.5' height with checker/marble mosaic tiles on stair case, passage & inter locking blocks in Parking area. Security room at entrance.
12)	**Lift**	:	Lift of suitable capacity shall be provided along with Inverter/UPS back up.
	Please Note:		Registration, Stamp Duty & Documents preparation, M.S.E.D.C.L. Meter/ Transformer, Municipal Water Connection charges extra. Any extra work to be done with extra payment in advance. All legal dues to Govt. including G.S.T./other taxes if any to be borne by purchaser which is included in this sale value. Society formation expenses also chargable, as applicable.

SCHEDULE 'C'

(ADDITIONAL AMENITIES PROVIDED IN FLAT NO....., TYPE-....., ... FLOOR OF VASTUVISHWA APARTMENT-SAMTA NAGAR)

1) Modular Kitchen with pannelling and premium Trolies in steel.
2) Double charged vitrified tiles to be provided in all rooms.
3) Premium class bath fittings, Kitchen fittings taps & Sanitary ware.

IN WITNESS WHEREOF both the parties have put their respective hands & signed this Agreement to Sale/ Deed of Sale of Flat/Apartment at Wardha on this day, month and year first above mentioned in presence of attesting witness.

Wardha

Date :.....

VENDOR / PARTY NO.1

VASTUVISHWA DEVELOPERS

through Proprietor

.....

(SAJU ANAPARA JOSEPH VERGHESE)

PURCHASER / PARTY NO.2

.....

Witnesses :

1.....

2.....