AGREEMENT TO SELL

Valued at Rs. _____/-

Market Value Rs. _____/-

Mouza: JAITALA, City Survey No. 773, Sheet No. 54 (592) B, Item No. 54/(592)B, Page No. 884 of R.R., Rate Rs. 21,730/- per Sq. Mt. for Residential Apartment.

Deed of Declaration dated 28-07-2016 registered at Sr. No. 4064/2016 on 28-07-2016 with Sub Registrar Nagpur No. 4.

THIS AGREEMENT TO SELL OF AN APARTMENT is made and executed at Nagpur on this 6th day of February, 2017.

BETWEEN

M/s. L K CONSTRUCTIONS (PAN:AHLPK2133L), a Proprietary Concern having its Office at First Floor, Shubham Apartment-III, Priyadarshini T-Point, Hingna Road, Nagpur through it's **Proprietor SHRI SUBHASH S/o MOTIRAMJI KASULKAR**, aged about 52 years, Occupation: Business, R/o "Manjusha", Plot No. 246, Bhausaheb Surve Nagar, Nagpur-440022 hereinafter called as **VENDOR** or **PARTY NO. 1** (which expression unless repugnant to the context or meaning thereof shall mean and include the said Vendor as well as his heirs, successors, legal representatives, executors, administrators and assigns etc.) the party of the **FIRST PART.**

AND

_____

(PAN: _____), aged about _____ years, Occupation: _____ R/o _____

hereinafter called as the **PURCHASER** or **PARTY NO. 2** (which expression unless repugnant to the context or meaning thereof shall always mean and include the said Purchaser as well as his heirs, successors, legal representatives, executors, administrators and assignees etc.) the party of the **SECOND PART,**

WHEREAS, the Vendor is absolute Owner and in possession of ALL THAT piece and parcel of land bearing Plot No. R-3 admeasuring 1244.43 Sqr. Mtrs. out of sanctioned layout, being a part and portion of entire land bearing Khasra Nos. 133/2, P. H. No. 44, Mouza: Jaitala, City Survey No. 773, Sheet No. 54 (592), bearing Nagpur Municipal Corporation House No. 1010/R-3, Ward No. 74, situated at Tulasi Vihar, Jaitala, Nagpur, within the limits of Nagpur Municipal Corporation, Nagpur in Tahsil and District: Nagpur,

AND WHEREAS, originally ALL THAT Piece and Parcel of agricultural land bearing Khasra No. 133/2 of Mouza: Jaitala, P.H. No. 44, containing by admeasurements 1.15 Hectare, Land Revenue Rs. 5.50, held in Occupancy Class 1 Rights situated within the limits of Nagpur Municipal Corporation, Nagpur in Tahsil and District: NAGPUR, was owned by Shri Madhao S/o Maroti Gudadhe as per Revenue Records,

AND WHEREAS, the aforesaid entire Land comprising Survey No. 133/2 of Mouza: Jaitala is converted to Non-Agriculture Use by the Additional Collector, Nagpur vide his order in Revenue Case No. 81/NAP-34/2005-2006 dated 02-06-2006,

AND WHEREAS, the Nagpur Improvement Trust, Nagpur vide its Letter dated 18-05-2007 bearing No. ADTP(PL)/757 Sanctioned the Layout Plan as per the Agreement dated 14-05-2007,

AND WHEREAS, the aforesaid Shri Madhao S/o Maroti Gudadhe left for heavenly abode on 01-04-2012, leaving behind him, his widow Smt. Shakun Gudadhe, 2 Sons namely (i) Shri Sudhir Gudadhe and (ii) Shri Sachin Gudadhe, whi inhertted the aforesaid property by way of intestate succession, being the only legal heirs of the deceased,

AND WHEREAS, out of the abovesaid joint owners Smt. Shakun Wd/o Madhaorao Gudadhe relinquished her undivided share and interest in the abovesaid property jointly in favour of her Sons namely (1) Shri Sudhir M. Gudadhe and 2) Shri Sachin M. Gudadhe, vide Deed of Relinquishment dated 29-09-2012 which is duly registered at Sr. No. 5758/2012 on 29-09-2012 with Sub Registrar Nagpur No. 1,

AND WHEREAS, Executive Engineer (West), Nagpur Improvement Trust, Nagpur Released Plot No. R-3 having an area of 1244.43 Sqr. Mtrs. vide his Letter No. E.E. (W)/703 dated 06/11/2012,

AND WHEREAS, (1) Shri Mohit S/o Sakarchand Shah and (2) Shri Abhay S/o Narayan Panpaliya jointly purchased the abovesaid Plot No. R-3 admeasuring 1244.43 Sqr. Mtrs. from (1) Shri Sudhir M. Gudadhe and (2) Shri Sachin M. Gudadhe (as Vendors) and M/s. Tulsi Builders & Developers (as Confirming Party) vide Sale Deed dated 29-03-2014 registered at Sr. No. 1729/2014 on 29-03-2014 with Sub Registrar Nagpur No. 6,

AND WHEREAS, in the abovesaid Sale Deed dated 29-03-2014 registered at Sr. No. 1729/2014 on 29-03-2014 with Sub Registrar Nagpur No. 6 the boundaries of Plot are wrongly mentioned and this mistake is rectified by the parties by executing Correction Deed to Sale Deed, which is duly registered at Sr. No. 4414/2014 on 27-08-2014 with Sub Registrar Nagpur No.6,

AND WHEREAS, the Vendor has purchased the abovesaid Plot No. R-3 admeasuring 1244.43 Sqr. Mtrs. from (1) Shri Mohit S/o Sakarchand Shah and (2) Shri Abhay S/o Narayan Panpaliya vide Sale Deed dated 27-08-2014 registered at Sr. No. 4416/2014 on 27-08-2014 with Sub Registrar Nagpur No. 6,

AND WHEREAS, the name of the Vendor is mutated in the City Survey Records in respect of abovesaid property. Mouza: Jaitala, City Survey No. 773,

AND WHEREAS, the name of the Vendor is mutated in the Nagpur Municipal Corporation Records in respect of abovesaid property. NMC House No. 1010/R-3, Ward No. 74,

AND WHEREAS, the Vendor has decided to develop the abovesaid Plot into a Residential Estate and has floated a Scheme for construction of Multistory Complex on the abovesaid Plot of Land and the said Complex is named and titled as "MANJUSHA REGALIA",

AND WHEREAS, the Vendor has acquired 200 Sqr. Mtrs. T.D.R. of "C" Zone vide Certificate No. 026/027 dated 16-02-2011 issued by the Nagpur Municipal Corporation, Nagpur and added the area admeasuring 90 Sqr. Mtrs. to the FSI of Plot No. R-3 admeasuring 1244.43 Sqr. Mtrs.,

AND WHEREAS, the Building Engineer (W), Nagpur Improvement Trust, Nagpur has sanctioned Building Plan for construction of Building on the abovesaid Plot vide Building Permit No. BE (WEST)/Case No. AB1649/Tracking No. 2015082697/8915/44 Dated 30-01-2016,

AND WHEREAS, the Vendor has executed the Deed of Declaration under Maharashtra Apartment Ownership Act, 1970 registered at Sr. No. 4064/2016 on 28-07-2016 with Sub Registrar No. 4, Nagpur and submitted the Plot alongwith Building titled "MANJUSHA REGALIA" to the provisions of Maharashtra Apartment Ownership Act, 1970,

AND WHEREAS, the Purchasers hereinabovenamed have satisfied themselves in respect of the Vendor's title to the said property as good, valid and marketable,

AND WHEREAS, "Carpet Area" means the net usable floor area of an apartment (excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Purchaser), but includes the area covered by the internal partition walls of the apartment;

AND WHEREAS, on demand from the Purchasers, the Vendor has given inspection to the Purchasers of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Vendor's Architects Shri Pankaj Chinchmalatpure and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder. The Purchasers have, prior

to the execution of Agreement to Sell and Sale Deed hereof perused the Title documents, Building Plans and Specifications of the said Project and the other documents and papers disclosed by the Vendor and satisfied themselves about the title of the Vendors to the said Property and/or right of the Vendor to sell the same on ownership basis. The Purchasers hereby confirms that the Vendor has produced for inspection to the Purchasers, all information and documents and has made full and true disclosure as demanded by the Purchasers and the Purchasers are satisfied with the same and have no further or other information nor disclosure to be required from the Vendor,

AND WHEREAS, the Purchaser is interested in acquiring Residential Apartment in the abovesaid Building and has booked Apartment No. _____ on _____ Floor having _____ Sqr. Mtrs. Carpet Area, alongwith _____ % Undivided Share and Interest in the plot of land with the Vendor, and the cost of Apartment is decided at Rs. _____/- (Rupees _____ Only) and both the parties desire to reduce the terms and conditions of the agreement into writing,

NOW THEREFORE THIS AGREEMENT TO SELL OF AN APARTMENT WITNESSES and it is hereby agreed by and between the parties as under:

1(a). That the Vendor shall sell and the Purchasers shall purchase ALL THAT R.C.C. Superstructure bearing Residential Apartment No. _____ on _____ Floor having _____ Sqr. Mtrs. Carpet Area in the building named and styled as "MANJUSHA REGALIA", alongwith _____ % Undivided Share and Interest in ALL THAT piece and parcel of land bearing Plot No. R-3 admeasuring 1244.43 Sqr. Mtrs. out of sanctioned layout, being a part and portion of entire land bearing Khasra Nos. 133/2, P. H. No. 44, Mouza: Jaitala, City Survey No. 773, Sheet No. 54 (592), bearing Nagpur Municipal Corporation House No. 1010/R-3, Ward No. 74, situated at Tulasi Vihar, Jaitala, Nagpur, within the limits of Nagpur Municipal Corporation, Nagpur in Tahsil and District: Nagpur, more specifically and elaborately described in the Schedule of Property hereunder for a consideration of Rs. _____/-.

1(b). That the consideration of Rs. _____/- (Rupees _____ Only) is to be paid by the Purchasers to the Vendor as under:

STAGE OF PAYMENT	% CALCULATION	AMOUNT
At the time of Booking	05 %	
On completion of Foundation/Plinth	20 %	
On completion of Ground Floor Slab	10 %	
On completion of Slab of Floor 1	10 %	
On completion of Slab of Floor 2	10 %	
On completion of Slab of Floor 3	10 %	

On completion of Slab of Floor 4	10 %	
On completion of Brick Work of Apartment	10 %	
On completion of Plaster Work of Apartment	10 %	
On completion of Flooring Work of Apartment	03 %	
On handing over Possession or registration of Sale Deed, whichever is earlier.	02 %	
TOTAL	100 %	

The total Consideration agreed to be paid as above includes the Cost of Land and the Cost of Construction.

1(c) That the time is essence of contract and the installments are to be paid by the Purchasers within 15 days from the date of receipt of communication regarding the stage of Construction from the Vendor.

2. That in case Purchasers fails to pay the amount of Installment as stated above, the Vendor is entitled to terminate this Agreement. On termination of this Agreement 10 % of the amount paid by Purchasers to the Vendor till date of cancellation or minimum Rs. 1,00,000/- whichever is maximum shall be forfeited to the Vendor, after giving full opportunity of making payment for a period of one month from the due date to the Purchasers and balance 90 % will be refunded to him within a period of six months from the date of termination of Agreement. In case of default it will be subject to penalty at State Bank of India highest Marginal Cost of Lending Rate plus 2 % per annum to be calculated on monthly basis.

3. That without prejudice to the Vendor's other rights under the Agreement and or in law in case any installment in the Para 1 (b) above is not paid within the stipulated period, Purchaser shall be liable to pay penalty at State Bank of India highest Marginal Cost of Lending Rate plus 2 % per annum to be calculated on monthly basis on the overdue amount from the date of default till that amount is paid.

4. That the above mentioned total consideration excludes Taxes (consisting of tax paid or payable by the Vendor by way of Goods and Service Tax and Cess, Insurance Premium towards Title of Property & Building or any other taxes, premiums, charges which may be levied and/or payable in connection with the construction of and carrying out the Project payable by the Vendor) upto the date of handing over the possession of the said Apartment. The Purchaser specifically agrees to pay to the Vendor all such Taxes & Insurance Premium as and when demanded and shall always keep the Vendor indemnified against the same. The Taxes are payable simultaneously with the payment of each installment.

5. That the Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the Competent Authority/Local Bodies/Government from time to time. The Vendor

undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, cost, or levies imposed by the competent authorities etc., the Vendor shall enclose the said Notification/Order/Rules/Regulation published /issued in that behalf to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.

6. That the Purchasers shall not be entitled to assign or mortgage their rights under this Agreement or transfer the same unless a consent in writing is obtained from the Vendor/Party No. 1 till they has been delivered possession after making full and final payment alongwith incidental payments, if any, to Vendor and a conveyance has been executed in their favour. For intermittent transfers a Transfer Fee of 10 % of the amount of Agreement would be charged subject to approval of the Nominated person by the Vendor.

7. That the Vendor hereby declare that he has good, valid and marketable title to the property and have absolute right and full authority to convey, assign and transfer the abovesaid property and he has not done any act whereby the said property or the right, title and interest therein may in any manner be charged within the payment of any money, charges, taxes, cesses etc. In case any claim made by anybody adversely affecting the title of the Purchaser the Vendor shall indemnify the Purchasers for any loss that may be caused to him due to any defect in the title.

8. That the Vendor undertakes to execute the Sale Deed after completion of the building and handing over the possession as early as possible. The tentative date of possession is 31-12-2020 subject to all availability of Cement, Steel, Water, Electricity and other building materials and subject to strikes, civil commotion, force major and other natural causes beyond the control of Party No. 1.

9. That the entire complex is submitted to the provisions of Mahrashtra Apartment Ownership Act and Deed of Declaration registered at Sr. No. 4064/2016 on 28-07-2016 with Sub Registrar Nagpur No. 4 and Purchasers undertakes to become member of the Apartment Association and for that purpose execute all relevant documents such as the Declaration Deed, the Apartment Deed and Byelaws of the Association. The Purchasers shall pay to the Vendor Rs. 2,000/- for Document charges.

10. That the Central Government has introduced Real Estate (Regulation and Development) Act, 2016 from 1st day of May, 2017 and the parties to the deed are bound to abide by the terms and conditions stipulated in the said Act.

11. That the Purchasers have seen the Sanctioned Plan, Deed of Declaration and Documents relating to title of the Property and they have understood and satisfied about the same and shall not question on this count anywhere in future.

12. That the Purchasers further covenants that after the sale deed is executed, they shall be solely responsible and liable for payment of separate Municipal Taxes, Cesses and other taxes that may be assessed on their share in the property. If the Purchasers fail to execute the sale deed within the stipulated period or within the time notified by the Vendor for possession, the liability of taxes will start from the date

notified for possession and will be recovered at the time of possession and/or execution of the Sale Deed whichever is earlier.

13. That the Purchasers further undertakes to give their maintenance contribution regularly to the Association of Apartment Owners as may be decided by the Association. Initially they should deposit Rs. 20,000/- (interest free) towards maintenance at the time of possession. If the Purchasers fail to take the possession within the stipulated period, the maintenance charges on their block will become payable from the date notified for possession and it will be recovered at the time of possession.

14. That the Purchasers have to pay Extra Rs. 30,000/- (Rupees Thirty Thousand Only) for electricity meter charges and electricity network to the Vendor. This rate is based on existing rates of MSEDCL in case the rates tariff is revised this amount will be revised accordingly.

15. That the Purchasers have to pay Extra Rs. 10,000/- (Rupees Ten Thousand Only) for Common NMC Water Connection Charges to the Vendor. This rate is based on existing tariff of NMC. In case NMC tariff is revised this amount will be revised accordingly.

16. That in case the Purchasers desire to terminate this agreement, they may do so, by giving one months notice in writing to the Vendor and in that case only 90 % of the amount of Agreement shall be refunded by installments on re-allotment of said Flat to other prospective purchasers and within 30 days from the date of receipt of payment from him. If Vendor fails to pay the amount within the stipulated period, it will carry interest as per State Bank of India highest Marginal Cost of Lending Rate plus 2 % per annum to be calculated on monthly basis from the seventh month and it must be paid within two years from the date of cancellation. However, the Stamp Duty and Registration Charges etc. paid by the Purchaser would be subject to refund as per The Maharashtra Stamp Act.

17. That as soon as the Apartment is ready and complete for occupation, the Party No. 1 shall notify to Party No. 2 in writing the date and time for taking possession thereof and on receiving such information Party No. 2 shall pay the last installment and the balance of previous installments and incidental charges if any (with penalty if any) and take possession of the apartment.

18. That the Purchasers have to pay Goods and Service Tax as per the percentage fixed by the Central Government of the total cost of the Apartment or as applicable at the time of payment of each installment or as applicable.

19. That the Purchasers shall be liable for payment of Cesses and Levies which are applicable for the type of transaction and which Central or State Government may impose in future.

20. That the said Apartment is meant for residential purpose only as duly sanctioned by the competent authority and the Purchasers are prohibited from changing use of the said apartment for other purpose and if they change the User then they would be entirely responsible for the same.

21. That the Vendor hereby states that the percentage of Undivided land attributed to the Apartment booked by the Purchaser is based on the sanctioned Building Plan referred to above and in case in future the FSI is increased by the Planning Authority or State Govt. the percentage of land shall stand revised to the extent of revised percentage as per sanction of revised building plan. The Vendor reserve right to utilize the same and the Purchasers hereby consents for consuming the increased FSI.

22. That the Vendor shall always has a right to get the benefit of additional or unutilized or future F.S.I. or make use of the TDR as sanctioned by the concerned authorities, as and when required, to make the additional floors/units, additions, alterations, raise storeys, put up additional structures. Such additional structures and storeys will be the sole property of the Vendors alone who will be entitled to use the terrace including parapet wall for any purpose and the Purchaser hereby consent for consuming the increased FSI. The Purchaser shall not raise any objection or claim or any abatement in the price of the premises greed to be acquired by him and/or claim any compensation or damage on the ground of inconveniences or any other ground whatsoever from the Vendor. However the area of Apartment agreed to be sold to the Purchaser shall always remain the same, only the undivided percentage in land will change.

23. That the Vendor is contemplating to revise the sanction plan in due course and add the TDR to the Plot area and the percentage of undivided land attributed to his Flat shall stand revised as per revised plan. The Purchaser hereby consent for such revision.

24. That the Purchasers agrees to form an Apartment Owners Association alongwith other Apartment Owners in the said Scheme as and when called by the Vendor or the Co-oprative Housing Society for Maintenance as per the 11 (4) (e) of RERA.

25. That it is understood by the Party No. 2 that the proposed construction is heterogeneous in nature comprising of R.C.C. and brick work and particularly described in specifications attached hereto in the Schedule. It is understood by the Party No. 2 that short comings inherent to the heterogeneous nature of the construction like those due to unequal contraction and expansion of unequal settlement of footings are likely to occur and will be not be treated as defects. Further it is agreed by the Party No. 2 that on account of practical constraints there will be allowance of plus or minus Three percent variation in dimensions shown in the sanctioned plan or mentioned in this Agreement and no compensation shall be given to the Party No. 2 for such variation.

26. That the said property is believed and shall be taken to be correctly described in the Schedule hereunder written and be sold subject to the outgoing agreements, restrictions and rights of the Vendors and other co-owners of the remaining Undivided share in the said Plot of land and the Owners of the other Built-up spaces in the proposed building, affecting the same and if any mis-statement, error or omission is discovered, the same shall not annul this contract/Agreement, but all the same such

mis-statement, error or omission will always be subject to correction by the parties hereto.

27. That without prejudice to the right of Vendor to charge interest in terms of sub clause 3 above, on the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Vendor under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser committing three defaults of payment of instalments, the Vendor shall at his own option, may terminate this Agreement:

28. That provided that, Vendor shall give notice of fifteen days in writing to the Purchaser, by Registered Post AD at the address provided by the Purchaser and mail at the e-mail address provided by the Purchaser, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser fails to rectify the breach or breaches and/or to make payment of defaulted installments alongwith interest payable thereon, as mentioned by the Vendor within the period of 15 (Fifteen) Days of such Notice, then at the end of such notice period, this Agreement shall IPSOFACTO stand cancelled and terminated absolutely forever.

29. That provided further that upon termination of this Agreement as aforesaid, the Vendor shall refund to the Purchaser, subject to deduction of a sum of Rs. 1,00,000/- (Rupees One Lakh) Only plus the amount of interest chargeable at the rate prescribed under Clause No. 3 of this Agreement, on the defaulted installments from the due date till the date of Cancellation, towards liquidated damages, within a period of thirty days of the termination, the installments of sale consideration of the Apartment which may till then have been paid by the Purchaser to the Vendor.

30. That it shall be the duty of the Purchaser and the Vendor to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Vendor or the Purchaser, as the case may be.

31. That in case there are Joint Purchasers all communications shall be sent by the Vendor to the Purchaser whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Purchasers.

32. If within a period of five years from the date of handing over the Apartment to the Purchaser, the Purchaser brings to the notice of the Vendor 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 Vendor at his own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Vendor, compensation for such defect in the manner as provided under the Act. In case any defect found in the proprietory items used in construction of said Apartment, the Purchaser shall lodge claim of defects, shortcomings directly with the manufacturer of such item and the Vendor shall always cooperate and assist the Purchaser in this

regard. It is specifically brought to the notice of the Purchaser that on account of extreme tropical climate, contraction and expansion result in hair cracks to walls and such hair cracks shall not be treated as defects.

33. That provided further that in case of any change or modification to the Specification are effected at the request of the Purchaser, then the defect Liability will not be applicable to such modified Specification items. Similarly if the Purchaser has made modifications, changes or repairs and alterations to the Apartment resulting in damages of any nature, then under such circumstances the Vendor shall not be liable for make good of the defect.

34. That any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Maharashtra Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

35. That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Competent Civil Court at NAGPUR will have the jurisdiction for this Agreement.

36 That for the matters not specifically covered, the provisions of Transfer of Property Act shall apply.

37. All the expenses for execution and Registration Stamp Duty, Registration Fee and Professional Charges for Agreement, Sale Deed/ Apartment Deed etc. are to be borne and paid by the Purchaser.

SPECIFICATIONS OF BUILDING CONSTRUCTION

STRUCTURE	R.C.C. frame structure
WALL	All outer 6" thick, C.C. Blocks or Bricks and 4.0" brick masonry partition walls.
PLASTERING	Plain cement plaster for outer and inner surface
DOOR	Decorative Flush Main Door frame in Teak Wood & Solid RCC Frame with Laminated flush Door for Each Room with Godrej Locks.
WINDOWS	Aluminum Sliding Windows with Grills, Glass, & Fitting and Fixture.
FLOORING	Vitrified tiles in all Rooms.
POP	P.O.P in Hall
DADO	Bath and Toilet W.C. dado white glazed tiles upto 6" - 0" Height. /W.C. 6" – 0" height dado with flooring of white glazed tiles./ Washbasin has 2" – 0" height glazed tiles dado. / 2" – 0" height white glazed tiles dado on Kitchen Otta.
SANITATION & PLUMBING	W.C. One orrisa white seat (20") with flush cock and one tap
KITCHEN	Kitchen Otta Green Marble Top with one Stainless Steel Sink (16" x 18")
BATH	Hot and Cold taps arrangement with head shower.

ELECTRIFICATION	Modular Switches with Concealed electrical wiring
	3.5(Three & Half) Point in each room, One point in passage area, One point in each balcony, sufficient light point in parking and common area.
PAINTING	Internal rooms with putting two coats and two coat of Plastic Paint and white wash in ceiling, balconies, parking common area and passage/ oil paint for all doors and windows grill etc. / External surface with Water Proof Cement Paint.
WATER ARRANGEMENT	Bore one sump at ground floor and one overhead tank at terrace and 1 H.P. 1 Water Pump.
LIFT	1 Lift of Standard Make with Power Backup

SCHEDULE OF PROPERTY

Description of Plot:

ALL THAT piece and parcel of land bearing **Plot No. R-3** admeasuring **1244.43 Sqr. Mtrs.** out of sanctioned layout, being a part and portion of entire land bearing **Khasra Nos. 133/2**, P. H. No. 44, **Mouza: Jaitala, City Survey No. 773, Sheet No. 54 (592)**, bearing Nagpur Municipal Corporation **House No. 1010/R-3, Ward No. 74**, situated at Tulasi Vihar, Jaitala, Nagpur, within the limits of Nagpur Municipal Corporation, Nagpur, in Tahsil and District: Nagpur and is bounded as under:

TOWARDS EAST	-	Khasra No. 132/1
TOWARDS WEST	-	9 Meter Wide Road
TOWARDS NORTH	-	Open Space of Layout
TOWARDS SOUTH	-	Khasra No. 133/1

Description of Apartment:

ALL THAT R.C.C. Superstructure bearing **Residential Apartment No. _____** on **_____ Floor** having **_____ Sqr. Mtrs. Carpet Area** in the building named and styled as "**MANJUSHA REGALIA**", alongwith **_____ %** Undivided Share and Interest in the abovesaid plot of land.

In witness whereof the parties to this Deed have put their signatures at Nagpur on the day abovewritten in the presence of two attesting witnesses.

For M/s. L K Construction

(Subhash M. Kasulkar)
PROPRIETOR
VENDOR / PARTY No. 1

(_____)
PURCHASER / PARTY No. 2

WITNESSES:

1. _____

2. _____