

AGREEMENT TO SALE AND BUILDING CONSTRUCTION

MARKET VALUE RS. _____/-

FOR RS. _____/-

(RUPEES _____ ONLY)

THIS AGREEMENT TO SALE AND BUILDING CONSTRUCTION is made
on this _____ day of _____, 20____

BETWEEN

- 1. SMT. SANDHYA SANGAMNERKAR Wd/o. LATE SHRI. CHANDRASHEKHAR SANGAMNERKAR (PAN – CUZPS 4164 C, AADHAR NO. 8992 9191 8120, Aged about – 83 years, Occupation – Housewife, R/o. 104, Shreedhar Apartment, Dr. Munje Road, Dhantoli, Nagpur, Tahsil and District Nagpur, Pincode – 440 012,**
- 2-A. SHRI. RAJENDRA SANGAMNERKAR S/o. LATE SHRI. CHANDRASHEKHAR SANGAMNERKAR (PAN – AZFPS 6725 G, AADHAR NO. 7429 3991 2167), Aged about – 59 years, Occupation – Service,**
- 2-B. SHRI. RAGHAV SANGAMNERKAR S/o. SHRI. RAJENDRA SANGAMNERKAR (PAN – CYOPS 9051 F, AADHAR NO. 9088 7507 0759), Aged about – 29 years, Occupation – Student,**
- 2-C. SHRI. SHANTANU SANGAMNERKAR S/o. SHRI. RAJENDRA SANGAMNERKAR (PAN – GNRPS 4989 E, AADHAR NO. 4421 5128 7509), Aged about – 23 years, Occupation – Student, No. 2-A, B and C R/o. 202, Shreedhar Apartment, Dr. Munje Road, Dhantoli, Nagpur, Tahsil and District Nagpur, Pincode – 440 012,**
- 3-A. SMT. VARSHA KALE W/o. SHRI. GAJANAN KALE (PAN – ALOPK**

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- 6411 G, AADHAR NO. 2105 5564 0490), Aged about – 54 years,
Occupation – Service,
- 3-B. **SHRI. CHAITANYA KALE S/o. SHRI. GAJANAN KALE (PAN – BBRPK 9867 N, AADHAR NO. 2031 8457 2229),** Aged about – 33 years, Occupation – Service, No. 3-A and B R/o. Flat No. 295, Shree krupa Apartment, Near Laxmi Nagar Post Office, Laxmi Nagar, Nagpur, Tahsil and District Nagpur, Pincode – 440 022,
4. **SMT. PRATIBHA INDURKAR W/o. SHRI. VINAY INDURKAR (PAN – AACPI 5054 N, AADHAR NO. 6799 4094 3128),** Aged about – 59 years, Occupation – Service, R/o. F-1, Shree krupa Apartment, Near Laxmi Nagar Post Office, Laxmi Nagar, Nagpur, Tahsil and District Nagpur, Pincode – 440 022,
- 5-A. **SHRI. DIWAKAR MESHRAM S/o. SHRI. SITARAMJI MESHRAM (PAN – AFZPM 5864 L, AADHAR NO. 4606 0199 3932) ,** Aged about – 78 years, Occupation – Retired,
- 5-B. **SMT. NIRMALA MESHRAM W/o. SHRI. DIWAKAR MESHRAM (PAN – ACQPM 0368 R, AADHAR NO. 8795 1194 1746),** Aged about – 63 years, Occupation – Housewife, 5-A and B R/o. 107, Dhruv Apartment, I.P. Extention, Patpar Ganj, East Delhi, Pincode – 110 092,
6. **SHRI. MILIND MARPAKWAR S/o. SHRI. RAMCHANDRA MARPAKWAR (PAN – ABRPM 1878 L, AADHAR NO. 8805 7838 3133),** Aged about – 63 years, Occupation – Retired,
7. **SMT. SUSHMA MARPAKWAR W/o. SHRI. MILIND MARPAKWAR (PAN – ABGPM 3987 M, AADHAR NO. 5095 6576 2022),** Aged about – 60 years, Occupation – Housewife, No. 6 and 7 R/o. 295, Shree krupa Apartment, Near Laxmi Nagar Post Office, Laxmi Nagar, Nagpur, Tahsil and District Nagpur, Pincode – 440 022,
8. **SMT. SUNITA PAL W/o. RAMDULARE PAL (PAN – AEDPP 7155 G, AADHAR NO. 6713 9802 0992),** Aged about – 64 years,

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Occupation – Housewife, R/o. Plot No. 17-A, Behind Santaji College, Old Sneh Nagar, Wardha Road, Nagpur, Tahsil and District Nagpur, Pincode – 440 015,

9-A. SHRI. ATUL KULKARNI S/o. SHRI. RAMESHCHANDRA KULKARNI (PAN – ABIPK 9351 M), Aged about – 47 years, Occupation - Service and

9-B. SMT. SUPARNA KULKARNI W/o. SHRI. ATUL KULKARNI (PAN – AXGPK 2154 G), Aged about – 46 years, Occupation – Service, 9-A and B R/o. 826, Spring Mist Ct, Sugarland, Texas, 77479, USA (No. 9-A and B acting through their power of attorney holder **Shri. Anant S/o. Narhar Barhanpure (PAN – ABRPP 2908 A),** Aged about – 79 years, Occupation – Retired, R/o. Shree krupa Apartment, Near Laxmi Nagar Post Office, Laxmi Nagar, Nagpur, Tahsil and District Nagpur, Pincode – 440 022,

All acting through their duly constituted attorney **SHRI. SACHIN TEJRAO DESHMUKH (AADHAR NO. 4315 5898 4160),** Aged about - 34 years., Occupation - Business, R/o. 2, Gurukunj Nagar, Manewada, Nagpur, Tahsil and District Nagpur, Pincode 440 034, Authorized Partner of M/s. Dravya Builder and Developers (**PAN – AAIFD 8621 Q**) (Power of Attorney is duly registered in the office of Jt. Sub Registrar, Nagpur No. 8 at Regd. No. NGP8-1153-2018 on 16.04.2018), hereinafter individually referred to as the **“VENDOR NO. 1 TO VENDOR NO. 9”** respectively and collectively referred to as the **VENDORS**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said Vendors as well as their legal heirs, legal representatives, administrators, successors, assigns of the **FIRST PART.**

AND

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SHRI/SMT._____

(PAN _____, AADHAR NO. _____), Aged about _____ years., Occupation - _____, R/o. _____, _____, Tah. _____ & Dist. _____, Pincode - _____, hereinafter referred to as the **"PURCHASER/S"**, which expression shall unless repugnant to the context or meaning thereof mean and include the aforesaid Purchaser/s, his/her/their legal heirs, legal representatives, successors, administrators, assigns etc., of the **SECOND PART**;

AND

M/s. DRAVYA BUILDER & DEVELOPERS (PAN – AAIFD 8621 Q), A Partnership Firm having it's Registered Office at 21, Kuber Regency, Near All India Reporter Press, Congress Nagpur, Nagpur, Tahsil and District Nagpur – 440 012 acting through it's Authorised Partner **SHRI. SACHIN TEJRAO DESHMUKH (AADHAR NO. 4315 5898 4160)**, Aged about - 33 years., Occupation - Business, R/o. 2, Gurukunj Nagar, Manewada, Nagpur, Tahsil and District Nagpur, Pincode 440 034, hereinafter referred to as the **DEVELOPER/CONFIRMING PARTY**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said Developer/Confirming Party, its present as well as future Proprietor, her legal heirs, legal representatives, executors, successors, assigns of the **THIRD PART**.

WHEREAS all that piece and parcel of land bearing Plot No. 295, admeasuring 464.51 Sq. Mtrs. (OR 5000 Sq. Fts.), City Survey No. 453, Sheet No. 184 of Mouza Ajani, Corporation House No. 680/057, situated at Barlingey Layout, Laxmi Nagar, Nagpur, within the limits of Nagpur Municipal Corporation's Ward No. 75 and Nagpur Improvement Trust,

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Tahsil and District Nagpur (hereinafter referred to as the “**said land/said property**”) was belonging to Shri Chandrashekhar Moreshwar Sangamnerkar, who later on developed an area admeasuring 348.10 Sq. Mtrs. (3747 Sq. Fts) out of the aforesaid property through M/s Ganesh Builders by constructing a residential multistoried building named as “**Shree Krupa Apartments**” (hereinafter referred to as the “**said building**”) and sold/transferred the respective residential apartments to the prospective buyers with total 74.94% undivided proportionate share and interest in the aforesaid land and the said Shri. Chandrashekhar Moreshwar Sangamnerkar kept/ retained an area admeasuring 116.41 Sq. Mtrs (1253 Sq. Fts.) equivalent to 25.06% undivided proportionate share and interest in the aforesaid land and thus the said Shri. Chandrashekhar Sangamnerkar and existing residential apartment owners became the legal and absolute owners of their respective residential apartments and undivided share and interest in the aforesaid property as written below.

AND WHEREAS the said Shri. Chandrashekhar Moreshwar Sangamnerkar had retained the aforesaid area of 116.41 Sq. Mtrs. equivalent to 25.06 % undivided share and interest in the said land and also two residential apartments i.e. G-1 and G-2 on the Ground Floor of the said building known and styled as Shree Krupa Apartments. Shri. Chandrashekhar M. Sangamnerkar in his life time had executed a WILL on 8th February, 2012, which is duly registered in the office of Jt. Sub Registrar, Nagpur No. 4 in Book No. 3 at Regd. No. NGP4-692-2012 on even date and thereby had bequeathed the aforesaid Residential Apartment No. G-1 bearing Corporation House No. 680/A and said area admeasuring 116.41 Sq. Mtrs. bearing Corporation House No. 680 to his son namely Shri. Rajendra

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Chandrashekhar Sangamnerkar, the Vendor No. 2-A herein and grandsons namely (i) Shri. Raghav Rajendra Sangamnerkar, the Vendor No. 2-B herein and (ii) Shri. Shantanu Rajendra Sangamnerkar, the Vendor No. 2-C herein. The Residential Apartment No. G-2, bearing Corporation House No. 680/B bequeathed to his daughter namely Smt. Varsha Gajannan Kale, the Vendor No. 3-A herein and grandson namely Shri. Chaitanya Gajanan Kale, the Vendor No. 3-B herein. However, Shri. Chandrashekhar M. Sangamnerkar put a condition that in case of dispose off the aforesaid property, a written consent of his wife namely Smt. Sandhya Chandrashekhar Sangamnerkar, the Vendor No. 1 herein will be compulsory and therefore the Vendor No. 1 came to be added as necessary party to these present.

AND WHEREAS the said Shri. Chandrashekhar Moreshwar Sangamnerkar left for his heavenly abode on 23rd January, 2018 and subsequently after his death the aforesaid legal heirs became the legal and absolute owners of the aforesaid properties bequeathed to them by Late Shri. Chandrshekhar M. Sangamnerkar.

The details of the residential apartments and undivided shares are as follows :-

- a. An area admeasuring 116.41 Sq. Mtrs (1253 Sq. Fts.) (Corporation House No. 680) equivalent to 25.06% undivided proportionate share and interest in the aforesaid land admeasuring and Residential Apartment No. G-1 on the Ground Floor having built up area of 423.7 Sq. Fts. together with 8.4846% undivided proportionate share and interest in the said land, having Corporation House No. 680/A, acquired by **Vendor**

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No. 2-A, B and C by virtue of Will Deed dated 8th February, 2012, which is duly registered in the office of Jt. Sub Registrar, Nagpur No. 4 in Book No. 3 at Regd. No. NGP4-692-2012 on even date.

b. Residential Apartment No. G-2 on the Ground Floor having built up area of 423.7 Sq. Fts. together with 8.4846% undivided proportionate share and interest in the said land, having Corporation House No. 680/B, acquired by **Vendor No. 3-A and B** by virtue of Will Deed dated 8th February, 2012, which is duly registered in the office of Jt. Sub Registrar, Nagpur No. 4 in Book No. 3 at Regd. No. NGP4-692-2012 on even date.

c. Residential Apartment No. F-1 on the First Floor having built up area of 542.1 Sq. Fts. together with 10.845% undivided proportionate share and interest in the said land, having Corporation House No. 680/C, was purchased by the **Vendor No. 4** by virtue of Sale Deed dated 14th July, 1993, which is duly registered in the office of Sub Registrar, Nagpur No. 8, in Addl. Book No. 1, Volume No. 164 at Pages 230 to 238 at Regd. No. 2239 (P) on even date.

d. Residential Apartment No. F-2 on the First Floor having built up area of 424.1 Sq. Fts. together with 8.4846% undivided proportionate share and interest in the said land, having Corporation House No. 680/D, was purchased by the Smt. Rajshekhar Chitra by virtue of Sale deed dated 23rd March, 1993, having Registration No. 986 (P) and later on sold/transferred the same to Shri. Vijay Vishwanath Bagde by virtue of Sale Deed

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dated 25th April,, 2005, which is duly registered in the office of Jt. Sub Registrar, Nagpur No. 3 in Book No. 1 at Regd. No. 1334 on even date and lateron Shri. Vijay V. Bagde sold the same to the **Vendor No. 5-A and 5-B** by virtue of Sale Deed dated 9th April, 2015, which is duly registered in the office of Jt. Sub Registrar, Nagpur No.8, in Book No. 1, at Regd. No. NGP8-1458-2015 on even date.

- e. Residential Apartment No. S-1 on the Second Floor having built up area of 38.95 Sq. Mts. together with 8.484% undivided proportionate share and interest in the said land, having Corporation House No. 680/F, was purchased by Shri. Govind Mukund Siraskar by virtue of Sale Deed dated 23rd March, 1993, which is duly registered in the office of Jt. Sub Registrar, Nagpur No. 8 in Addl. Book No. 1, Page No. 259 to 269 of Volume No. 135 at Regd. No. 984 (P) on even date. The said Shri. Govind Mukund Siraskar in his turn sold the same to the **Vendor No. 6** by virtue of Sale Deed dated 24th September,. 1998, which is duly registered in the office of Jt. Sub Registrar, Nagpur No. 3, in Addl. Book No. 1, Volume No. 569 at Pages 68 to 74 at Regd. No. 3065 (P) on 25th September, 1998.

- f. Residential Apartment No. S-2 on the Second Floor having built up area of 50.378 Sq. Mts. together with 10.845% undivided proportionate share and interest in the said land, having Corporation House No. 680/C, was purchased by the **Vendor No. 7** by virtue of Sale Deed dated 23rd March, 1993, which is duly registered in the office of Sub Registrar, Nagpur No. 8, in Addl. Book No. 1, Volume No. 135 at Pages 270 to 280 at Regd. No. 985

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(P) on even date.

g. Residential Apartment No. T-1 on the Third Floor having built up area of 424.1 Sq. Fts. together with 8.4846 % undivided proportionate share and interest in the said land, having Corporation House No. 680/H, was purchased by the **Vendor No. 8** by virtue of Sale Deed dated 29th July, 1993, which is duly registered in the office of Sub Registrar, Nagpur No. 8, in Addl. Book No. 1, Volume No. 170 at Pages 30 to 34 at Regd. No. 2427 (P) on even date.

h. Residential Apartment No. T-2 on the Third Floor having built up area of 542.1 Sq. Fts. together with 10.8459 % undivided proportionate share and interest in the said land, having Corporation House No. 680/G was purchased by Shri. Anil Devidas Deshmukh by virtue of Sale Deed dated 7th May, 1996, which is duly registered in the office of Sub Registrar, Nagpur No. 11 in Book No. 1 at Regd. No. 1441 and lateron Shri. Anil Devidas Deshmukh in his turn sold the same to the **Vendor No. 9-A and 9-B** by virtue of Sale Deed dated 20th January, 2016, which is duly registered in the office of Jt. Sub Registrar, Nagpur No. 1, in Book No. 1 at Regd. No. NGP1-431-2016 ON 21ST January, 2016.

(All the Residential Apartments written in Column No. a to h above shall collectively hereinafter referred to as the “**said apartments**”).

And thus the Vendors herein became the legal and absolute owners of their respective residential apartments and undivided

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proportionate share and interest i.e. said plot jointly and their names are also duly mutated in the record of rights. A copy of Property Card (Aakhiv Patrika) is attached herewith as **“ANNEXURE - C”**.

AND WHEREAS the aforesaid building was constructed in the year 1990 - 91 as per the sanctioned map sanctioned by Building Engineer, Nagpur Improvement Trust, Nagpur vide its Building Permit No. CS/11/5157, Dated 28.06.1989.

AND WHEREAS the said building had become old and requires heavy repairs and maintenance at the same time the said land is being capable of being Re-developed into a new Residential Complex by constructing a new multistoried building thereon consisting of various self contained residential units/apartments and therefore the Vendors herein instead of repairing the said building, decided to re- develop the said land and therefore the Vendors herein entered into an **AGREEMENT OF DEVELOPMENT on 16th April, 2018** with the Confirming Party herein of the Third Part, which is duly registered in the office of Jt. Sub Registrar, Nagpur No. 8 at Regd. No. NGP8-1152-2018 on even date, whereby the Vendors herein had agreed to sale the entire said land referred to in the Schedule "A" annexed hereto along with the full F.S.I. as may be available on the said land and the confirming party herein shall develop the said land referred to in the schedule "A" annexed hereto by constructing a multistoried building containing various self contained residential apartments, in accordance with the plan that may be sanctioned by the competent authority as per the rules applicable during the relevant time.

AND WHEREAS by virtue of the terms incorporated in the very same agreement dated **16th April, 2018**, the Vendors herein have further agreed to and undertook to execute and register the various agreements to sale and sale deeds relating to the undivided proportionate share in the

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land relatable to the permissible F.S.I. out of the land described in the Schedule "A" annexed hereto in favour of the prospective individual purchasers that may be nominated by the Confirming Party herein;

AND WHEREAS the Vendors through Confirming Party had obtained the sanction to the Building Plan from Assistant Director, Town Planning, Nagpur Municipal Corporation, Nagpur vide its **Building Permit No. 387/BP/Ajni/TP/NMC/186, dated 10th October, 2019** for constructing the proposed multistoried building to be known and styled as "**DRAVYA SHREE KRUPA**" by utilizing the available full F.S.I. on the aforesaid portion of land. A copy of Building Permit and Sanctioned map is attached herewith as "**ANNEXURE – D**".

AND WHEREAS the Confirming Party herein has purchased Transfer of Development Rights (T.D.R.) of 920 Sq. Mtrs. out of **T.D.R. Certificate No. 060** dated **16th November, 2017** from Krishnaji Shyamraoji Bobde and Others by virtue of Transfer Deed dated 16th May, 2018, which is duly registered in the office of Jt. Sub Registrar, Nagpur No. 4 in Book No. 1 at Regd. No. NGP4-2894-2018 on even date and out of the aforesaid T.D.R. of 920 Sq. Mtrs. consumed an area of 183 Sq. Mtrs. for proposed construction on the said land with existing permissible F.S.I.

AND WHEREAS the Confirming Party has proposed to construct on the said property 1 (One) Building having Ground and Five Upper Floors and the same is named as "**DRAVYA SHREE KRUPA**" (hereinafter referred to as the "said building").

AND WHEREAS the Vendors herein also executed a General Power of Attorney in favour Shri. Sachin Tejrao Deshmukh, Authorised Partner of M/s. Dravya Builder & Developers, the Confirming Party herein, which is duly registered in the office of Jt. Sub Registrar, Nagpur No. 8 in Book No.

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1 at Regd. No. NGP8-1153-2018 on 16th April, 2018 and by virtue of aforesaid Agreement of Development dated 16th April, 2018 and General Power of Attorney dated 16th April, 2018, Confirming party has sole and exclusive right to sell the Apartments of the said building (except the apartments, which is agreed to be allotted to the Vendors herein) to be constructed by the Confirming party on the said property and to enter into Agreements with the prospective buyers of the said Apartments and to receive the sale consideration in respect thereof. A copy of the said General Power of Attorney is attached herewith as **"ANNEXURE – E"**.

AND WHEREAS Confirming Party/Vendors have already submitted the said property written in Schedule A and B to the provisions of RERA by registering the same with Maharashtra Real Estate Regulatory Authority having Registration No. _____, dated _____. A copy of the same is attached herewith as **"ANNEXURE – F"**.

AND WHEREAS the Purchaser/s herein having desire to own and posses Residential Apartment alongwith heritable and transferable right, title and interest with Undivided proportionate share in the said land, approached the Confirming Party of the Third Part in this regard and after verifying himself/herself/themselves in respect of vendor title to be valid, good and marketable and on being satisfied in all respect and after perusing and approving the sanctioned plan of the proposed multistoried building had shown his/her/their desire and willingness to purchase the _____ % undivided proportionate share and interest in the land described in the Schedule "A" annexed hereto together with the entire RCC super structure comprisingof the **Residential Apartment No.** _____ to be constructed on the _____**Floor** of the proposed multistoried building on the said land and the same is to be named as **"DRAVYA SHREE KRUPA"** having **Built up area of _____ Sq. Mtrs.** (carpet area of _____ Sq. Mtrs.) with attached terrace having an area

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of _____ **Sq. Mtrs.** and which is marked with **RED Color** in the map attached herewith as “**ANNEXURE - B**” (hereinafter referred to as the “**said apartment**”).

AND WHEREAS on demand from the Purchaser/s, the Confirming party has given inspection to the Purchaser/s of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Confirming Party’s Architects 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.

AND WHEREAS by taking all the relevant aspects into account, after detailed negotiations the Purchaser/s of the Second Part has/have agreed to purchase the said apartment i.e. **Residential Apartment No. _____** on the _____ **Floor** of the building known as “**DRAVYA SHREE KRUPA**”, which is more elaborately described in the Schedule “**B**” annexed hereto and forming an integral part of this indenture with further agreement to provide, contribute and pay the entire cost of construction thereof to the Confirming Party of the Third Part.

AND WHEREAS the Parties relying on the confirmations, representations and assurance of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

AND WHEREAS under section 13 of the said Act the Confirming Party is required to execute a written Agreement for sale of said Apartment with the Purchaser, being in fact these presents and also to register said Agreement under the Registration Act,1908.

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**NOW THE TERMS AND CONDITION OF THIS AGREEMENT
MUTUALLY AGREED BETWEEN THE PARTIES HERETO
WITNESSETH AS UNDER :-**

1. The Vendor and Confirming Party shall sell and the Purchaser/s shall purchase the _____% undivided proportionate share and interest out of all that piece and parcel land described in the **Schedule "A"** with available F.S.I. and together with the entire R.C.C. super structure comprising of the **Residential Apartment No. _____ on _____ Floor** of the building to be known and styled as **"DRAVYA SHREE KRUPA"** having Built up area of _____ **Sq. Mtrs.** (carpet area of _____ Sq. Mtrs.) with attached terrace having an area of _____ **Sq. Mtrs.** and which is marked with **RED Color** in the map attached herewith as **"ANNEXURE - B"** and which is more elaborately described in the Schedule "B" annexed hereto.

2. The total consideration of the aforesaid Residential Apartment including the share in the land is agreed to be at **Rs. _____/- (Rs. _____ Only)** to be paid by the Purchaser/s to the Confirming Party in the manner enumerated hereunder. The aforesaid total amount of **Rs. _____/- (Rs. _____ Only)** includes cost of _____% undivided proportionate share in land and cost of construction of the Residential Apartment , which is described in the Schedule **"B"** annexed hereto;

SCHEDULE/MANNER OF PAYMENT

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Rs. _____/-	(Rs. _____ Only) i.e. 10 % of the total consideration, paid by the Purchaser/s to the Confirming Party by Ch. No. _____, dated _____, drawn on _____ towards non refundable booking amount/token, prior to execution of this Agreement, the receipt whereof is hereby acknowledged by the Confirming Party.
Rs. _____/-	(Rs. _____ Only) i.e. 10 % of the total consideration, paid by the Purchaser/s to the Confirming Party by Ch. No. _____, dated _____, drawn on _____ at the time of execution of this Agreement, the receipt whereof is hereby acknowledged by the Confirming Party.
Rs. _____/-	(Rs. _____ Only) i.e. 10 % of the total consideration, to be paid by the Purchaser/s to the Confirming Party on Completion of Plinth Level.
Rs. _____/-	(Rs. _____ Only) i.e. 10 % of the total consideration, to be paid by the Purchaser/s to the Confirming Party on Completion of 1 st and 2 nd Floor Slab.
Rs. _____/-	(Rs. _____ Only) i.e. 10 %

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	of the total consideration, to be paid by the Purchaser/s to the Confirming Party on Completion of Third and Fourth Floor Slab.
Rs. _____/-	(Rs. _____ Only) i.e. 10 % of the total consideration, to be paid by the Purchaser/s to the Confirming Party on Completion of Fifth Floor Slab.
Rs. _____/-	(Rs. _____ Only) i.e. 10 % of the total consideration, to be paid by the Purchaser/s to the Confirming Party at the time of completion of Brick Work and Plaster.
Rs. _____/-	(Rs. _____ Only) i.e. 10 % of the total consideration, to be paid by the Purchaser/s to the Confirming Party at the time of completion of Internal Plaster.
Rs. _____/-	(Rs. _____ Only) i.e. 10 % of the total consideration, to be paid by the Purchaser/s to the Confirming Party at the time of completion of External Plaster.
Rs. _____/-	(Rs. _____ Only) i.e. 10 % of the total consideration, to be paid by the Purchaser/s to the Confirming Party at the time of external plot development or at the time of taking possession and/or execution of sale deed, whichever will be earlier.

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Rs. _____/- Total Rs. _____ Only

3. The aforesaid consideration is escalation- free, save and except escalations/ increases, due to increase on account of development charges, sanctioned charges, etc. payable to the competent/sanctioning authority and/or any other increase in charges which may be levied or imposed by the competent, sanctioning authority Local Bodies/Government from time to time. The Confirming Party undertakes and agrees that while raising a demand on the Purchaser/s for increase in development charges, cost, or levies imposed by the competent authorities, etc., the Confirming Party shall enclose the said notification/order/rule/ regulation published/ issued in that behalf to that effect along with the demand letter being issued to the Purchaser/s, which shall only be applicable on subsequent payments.
4. That, the aforesaid total consideration of Rs. _____/- (Rs. _____ only) is excluding all taxes (consisting of tax paid or payable by the Confirming Party by way GST, or any other similar taxes or any other taxes if any, incurred by Government during the period of development of the said property, which may be levied, in connection with the construction of and carrying out the project payable by the confirming party) upto the date of handing over the possession of the said apartment. The Purchaser/s herein agrees to pay all such taxes by way of GST, or any other similar taxes or any other taxes if any, incurred by Government during the period of development of the said property, which may be levied in connection with the construction of said apartment, agreed to be sold to the Purchaser/s herein to the Confirming Party.

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5. That, time is essence for the Confirming Party as well as the Purchaser/s. The Confirming Party shall abide by the time schedule for completing the project and handing over the apartment to the Purchaser/s and the common areas to the association of the Purchaser/s after receiving the occupancy certificate or completion certificate. Similarly, the Purchaser/s shall make timely payments of the respective installments and other dues payable by him/her/them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Confirming Party as provided in this agreement.
6. If the Confirming Party fails to abide by the time schedule for completing the project and handing over the apartment to the Purchaser/s, the Confirming Party agrees to pay to the Purchaser/s, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Purchaser/s for every month of delay, till the handing over of the possession. The Purchaser/s agree/s to pay to the Confirming Party, interest as specified in the Rule, on all the delayed payment, which become due and payable by the Purchaser/s to the Confirming Party under the terms and conditions of this Agreement from the date the said amount is payable by the Purchaser/s to the Confirming Party. It is further agreed that the delay in securing the loan or any other reason whatsoever shall not be considered by the Confirming Party as any ground for the extension of time in paying any installment.

Without prejudice to the right of the Confirming Party to charge interest in terms of above condition, on the Purchaser/s committing default in payment on due date of any amount due and

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payable by the Purchaser/s to the Confirming Party under this Agreement (including his/her/their proportionate share of taxes, cess, levied by concerned local/government/semi government authorities and other outgoings) and on the Purchaser/s committing three defaults of payment of installments, the Confirming Party shall at his own option, may terminate this agreement.

Provided that, Confirming Party shall give notice of fifteen days in writing to the Purchaser/s by Registered Post AD at the address provided by the Purchaser/s and mail at the e-mail address provided by the Purchaser/s, 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/s fails to rectify the breach or breaches mentioned by the Confirming Party within the period of notice then at the end of such notice period, Confirming Party shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Confirming Party shall refund to the Purchaser/s within the period of 30 (Thirty) days of the termination, the installments of the sale consideration of the said Apartment, which may till then have been paid by the Purchaser/s to the Confirming Party after deducting 10% of the said total payable amount towards quantified liquidated damages.

Without prejudice to the aforesaid stipulations, if in case the Confirming Party at its sole discretion grants any extension of time for any installment, the same shall not be construed as waiver of any of the terms of this agreement. It is further agreed to and

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understood by the Purchaser/s that in the event of cancellation of this agreement as aforesaid and on refund of payments to the Purchaser/s as above, the Confirming Party shall be at liberty to resale the apartment hereby agreed to be sold, to any person together with undivided proportionate share in the land without any intimation or notice or reference to the Purchaser/s.

7. The Confirming Party may allow, in sole discretion, a rebate for early payments of equal installments payable by the Purchaser/s by discounting such early payments @ 5 % per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to a Purchaser/s by the Confirming Party.
8. The Confirming Party shall confirm the final built up area that has been allotted to the Purchaser/s after the said Building is complete and the occupancy/completion certificate is granted by the competent authority, by furnishing details of the changes, if any in the built up area, subject to a variation cap of three percent. The total price payable for the built up area shall be recalculated upon confirmation by the Confirming Party. If there is any reduction in the built up area within the defined limit then Confirming Party shall refund the excess money paid by Purchaser within forty five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchaser/s. If there shall be any addition in the built up area, the Confirming Party shall demand additional amount from the Purchaser/s as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in foregoing clauses of this Agreement.

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9. That the property described in the schedule **"B"** hereby agreed to be sold is free from encumbrances of all kinds whatsoever.
10. That the Purchaser/s has/have satisfied himself/herself /themselves as to the title of the Vendor and Confirming Party and the same is found to be valid, and marketable. Similarly the Purchaser/s has/have also satisfied himself/herself /themselves that the Confirming Party hereto has right and authority to enter into or negotiate in respect of the property shown in the schedule **"A"** and **"B"**.
11. That the property hereby agreed to be sold shall be taken to be correctly described in the schedule hereunder and the same is to be sold subject to the outgoing agreements restrictions and rights of the Vendor and/or the persons claiming through the Vendor and Confirming Party, if any, and if incase any mis-statement, error or omission is found or discovered the same shall not annul this agreement nor shall any compensation be allowed in this regard to the Purchaser/s but all the same such misstatements, error, omissions shall be subject to correction by the parties hereto.
12. That it is agreed and admitted by the Purchaser/s, that, the Confirming Party shall remain exclusive in-charge of entire construction in all respect without any let, hindrance or interference by the Purchaser/s or any other contractor and under no circumstances they or any other person employed by him/her/them or acting on his/her/their behalf shall enter into any agreement of the building construction or contract in respect his/her/their Residential Apartment with any Engineer, Architect, Building contractor or advisory agency and if any such contract is

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made the same shall be inoperative, illegal, null, void and shall not bind the Confirming Party.

13. The Confirming Party shall erect and construct the proposed building strictly in accordance with the sanctioned plan approved by the competent authority. The Confirming Party hereby agrees to observe, perform and comply with all terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Purchaser, obtain from the concerned local authority occupancy and/or completion certificates in respect of the said Apartment.

14. That the Vendor and Confirming Party reserves unfettered rights to revise the sanctioned plan subject to approval of the sanctioning authority. Provided that the Confirming Party shall have to obtain prior consent in writing of the Purchaser/s in respect of variations or modifications, which may adversely affect the Apartment of the Purchaser/s except any alteration or addition required by any Government authorities or due to change in law.

15. The Purchaser/s has/have finally chosen the **Residential Apartment No. _____** to be constructed on the _____**Floor** of the proposed building to be known as "**DRAVYA SHREE KRUPA**" and the same is more particularly described in the schedule "**B**" annexed hereto.

16. The Confirming Party shall give possession of the said apartment to the Purchaser/s within _____ (_____) months from the date of execution of this Agreement. If the Confirming Party

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fails or neglect to give possession of the said apartment to the Purchaser/s on account of reasons beyond his control and of his agents by the aforesaid date then the Confirming Party shall be liable on demand to refund to the Purchaser/s the amounts already received by him in respect of the said apartment with interest at the same rate as may mentioned in foregoing paras herein from the date the Confirming Party received the sum till the date the amounts and interest thereon is repaid.

Provided that the Confirming Party shall be entitled to reasonable extension of time for giving delivery of apartment on the aforesaid date, if the completion of building in which the said apartment is to be situated is delayed on account of ;

- (i) war, civil commotion or act of God;
- (ii) any notice, order, rule, notification of the Government and/or public or competent authority/court.

- 17. (i) Procedure for taking Possession :-** The Confirming Party, upon obtaining Occupancy Certificate or Completion Certificate from the competent authority and the payment made by the Purchaser/s as per the agreement, shall offer in writing the possession of the said apartment, to the Purchaser/s in terms of this Agreement to be taken within 15 (Fifteen) days from the date of issue of such notice and the Confirming Party shall give possession of the said apartment to the Purchaser/s. The Confirming Party agrees and undertakes to indemnify the Purchaser/s in case of failure of fulfillment of any of the provisions, formalities and documentations on part of the Confirming Party. The Purchaser/s agree/s to pay the maintenance charges as determined by the Confirming Party or association of Purchasers,

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as the case may be OR Rs. _____ /- (Rs. _____ Only) towards One Time Maintenance charges to the Confirming Party at the time of taking possession of the said apartment. The Confirming Party on its behalf shall offer the possession to the Purchaser/s in writing within 7 (Seven) days from the date of receiving Occupancy or Completion certificate of the Project.

(ii) The Purchaser/s shall take possession of the said apartment within 15 (Fifteen) days of the written notice from the Confirming Party to the Purchaser/s intimating that the said apartment is ready for use and occupancy by paying balance consideration and other charges, as written in this agreement.

(iii) **Failure of Purchaser/s to take possession of the said apartment :-** Upon receiving a written intimation from the Confirming Party as written above, the Purchaser/s shall take possession of the said Apartment from the Confirming Party by executing necessary indemnities, undertakings and such other documentations as prescribed in this agreement, and the Confirming Party shall give possession of the said Apartment to the Purchaser/s. In case the Purchaser/s fail/s to take possession within the time provided as above, such Purchaser/s shall continue to be liable to pay maintenance charges as applicable and interest on the balance consideration at rate of specified in the said Act.

(iv) If within a period of five years from the date of handing over the said apartment to the Purchaser/s, the Purchaser/s bring/s to the notice of the Confirming Party any structural defect in the apartment or the building, in which the apartment is situated or any defects on account of workmanship, quality or provisions of service, then, wherever possible such defects shall be rectified by

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the Confirming Party at his own cost and in case it is not possible to rectify such defects, then the Purchaser/s shall be entitled to receive from the Confirming Party, compensation for such defect in the manner as provided under the Act.

18. The specifications of the said building as well as said apartment with amenities and facilities to be provided in the said building, is set out in “**Annexure – A**” annexed hereto.
19. That the Confirming Party shall not deliver the actual possession of the Residential Apartment agreed to be purchased to the Purchaser/s unless and until the Purchaser/s has/have paid the entire amount of the consideration and the charges for installation of the electric meter, transformer charges, transformer room charges, cabling charges etc. water meter, legal expenses including the stamp duty, registration fees, One Time Maintenance, GST, or any other similar taxes or any other taxes if any, incurred by Government during the period of development of the said property, which may be levied to the Confirming Party in respect of the property hereby agreed to be purchased and the Purchaser/s agreed to pay the same to the Confirming Party.
20. That during the course of the building construction the Purchaser/s may with prior permission of the Confirming Party enter upon the said plot of land to inspect the plans, specifications, and the building materials, if available on site.
21. That the Confirming Party reserves the right to incorporate such terms, conditions, stipulations and restrictive covenant in the Sale Deed as also in the Deed of Declaration which are not set forth herein but which may be deemed necessary or expedient to

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regulate the easement rights of the other Residential Apartment owners in accordance with the provisions of the Maharashtra Apartment Ownership Act and the rules made there under.

22. That the available open space, common areas and facilities as may be provided in the said building shall always remain common to be used and enjoyed by the individual purchasers and no division or partition thereof shall be permitted either jointly or severally by any of the Purchaser/s.
23. That the Purchaser/s herein has/have specifically agreed with the Confirming Party that even after handing/taking over the possession of the Residential Apartment chosen by him/her/them, he/she/they will not obstruct object or prevent the Confirming Party in any manner whatsoever in carrying on or completing the construction work of any part of the building which may include the storage of the building material.
24. The Confirming Party shall construct on the said land 1 (One) building, having Ground and Five upper Floors on the said land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.
25. The Purchaser/s shall not be entitled to erect any structure on the open space or use the same in a manner causing inconvenience to the other Purchasers.
26. The Purchaser/s shall individually pay the corporation taxes, ceases as may be levied in respect of the property hereby agreed to be sold from the date of delivery of the possession or Sale Deed whichever will be early.

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27. That the possession of the Residential Apartment along with the undivided proportionate share in land is to be delivered to the Purchaser/s at the time of execution and registration of the sale deed, on receipt of the entire consideration, One Time Maintenance, GST, or any other similar taxes or any other taxes if any, incurred by Government during the period of development of the said property, which may be levied. and on completion of entire building in all respect and made available for occupation. On execution of the sale deed the Purchaser/s shall hold and enjoy the said plot of land jointly with other co-owners thereof with heritable and transferable rights therein.
28. The Purchaser/s shall not be entitled to occupy the said Residential Apartment except and until the possession thereof is duly handed over by the Confirming Party by issuing a possession letter in that regard.
29. That the Vendor and the Confirming Party does hereby agrees to execute the sale deed of the Residential Apartment hereby agreed to be sold in favour of the Purchaser/s or his/her/their nominee on receipt of the entire consideration, all taxes, electric and water meter installation deposits/charges, stamp duty, Registration charges, legal advisors fees for preparation of the requisite document, One Time Maintenance, Charges, water and electric connection charges, GST, or any other similar taxes or any other taxes if any, incurred by Government during the period of development of the said property, which may be levied and all other charges as may be legitimately recoverable from the Purchaser/s.

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30. That the Purchaser/s shall pay and discharges all the outgoing liabilities and shall also pay the ground rent & Premiums to the concerned authorities from the date of delivery of the possession.
31. The Confirming Party shall always remain entitled to display any type of the board, signs, banner or/and any advertisement on terrace or any part of the building and to appropriate the proceeds/income thereof for its own use and the Purchaser/s shall not claim any charge for the same from the Confirming Party.
32. That all notices, intimation to be served upon the Purchaser/s if any, are to be served at the address given above, by Registered post A.D. and the mere dispatch of the same on the aforesaid address shall be deemed to be good service of the notice or the intimation to the Purchaser/s. The Purchaser/s shall intimate to the Confirming Party in writing about the change in his/her/their postal address promptly. In case of change in address and non-intimation thereof, all the correspondence of the address given above shall be valid and binding on the Purchaser/s.
33. That in case of any dispute arising in relation to the meaning or construction of any of the term of this agreement or the matter relating thereto, the same shall be referred to the arbitration, and the arbitrator there of is to be appointed by the Confirming Party.
34. That the Purchaser/s shall use the said Apartment of any part thereof or permit the same to be used only for purpose of Residential. The Purchaser/s shall not use the said Apartment for storing Explosive substances, Chemicals or any other item dangerous to the human life. The Purchaser/s shall use the parking space only for purpose of keeping or parking vehicle. The

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- Purchaser/s also agree/s not to 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 said Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in any case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach.
- 35.** The Purchaser/s herein agree/s to maintain the said Apartment at the Purchaser/s own cost in good and tenantable repair and condition from the date that the possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye- laws or change/alter or make addition in or to the building in which the said Apartment itself or any part thereof without the consent of the local authorities, if required.
- 36.** The Purchaser/s also agree/s to carry out at his/her/their own cost all internal repairs to the said Apartment and maintain the said Apartment in the said condition, state and order in which it was delivered by the Confirming party to the Purchaser/s and shall not do or suffer to be done anything in or to the building in which the said Apartment is situated or the said Apartment, which may be

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- contrary to the rules and regulations and bye - laws of the concerned local authority and/or other public authority.
- 37.** The Purchaser/s agree/s that he/she/they shall not to demolish or cause to be demolished the said 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 said Apartment or any part thereof, nor any alteration in the elevation and outside color scheme of the said building in which the said Apartment is situated and shall keep the portion, sewers, drain and pipes in the said Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support the shelter and protect the other parts of the said building in which the said Apartment is situated and shall not chisel or 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 Confirming Party and/ or the Association/Society.
- 38.** The Purchaser/s also agree/s that he/she/they will to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the said building in which the said Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- 39.** The Purchaser/s further agree/s he/she/they 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 project land and the said building in which the said Apartment is situated.

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40. The Purchaser/s agree/s to pay to the Confirming party within fifteen days of demand by the Confirming party, his/her/their share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the said building in which the said Apartment is situated.
41. The Purchaser/s agree/s to bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said Apartment by the Purchaser/s for any purposes other than for purpose for which it is sold.
42. The Purchaser/s shall not let, sub – let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the said Apartment until all the dues payable by the Purchaser/s to the Confirming party under this Agreement are fully paid up.
43. The Purchaser/s shall observe and perform all the rules and regulations which the Society or Association 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 said Apartment 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. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the society/ Association regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes,

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expenses or other out – goings in accordance with the terms of this Agreement.

44. Till the date of handing over the said building to the Apartment Owners Association in which said Apartment is situated by the Confirming Party, the Purchaser/s shall permit the Confirming party and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
45. That it is specifically agreed to and understood by the Purchaser/s that in case of any delay in installation of the water meter, electric connection, or any other facility owing to circumstances beyond control of the Confirming Party, the Confirming Party shall not be held responsible nor the purchaser shall claim any damages in this regard.
46. (i) That the property referred to in the schedule "A" is already submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing and registering a **DEED OF DECLARATION** with the Jt. Sub Registrar Nagpur No. 4 at Regd. No. NGP4-7496-2019 on 04.11.2019 and later on also executed a Deed of Correction on 13.11.2019 in the Office of Jt. Sub Registrar, Nagpur No. 8 at Regd. No. NGP8-3376-2019 and as such the provisions of the Maharashtra Apartment Ownership Act 1970 shall apply to this agreement. The Purchaser/s alongwith other Purchasers of the apartments in the said building shall join in forming the Association to be known as **DRAVYA SHREE KRUPA ASSOCIATION** and for this purpose also from time to time shall sign and execute the application for formation/registration and/or

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membership and the other papers and documents necessary for the formation of Association/Society and for becoming a member, including the Bye laws of the proposed Association/Society and duly fill in, sign and return to the Confirming Party within seven days of the same being forwarded by the Confirming Party to the Purchaser/s, so as to enable the Confirming Party to form the Association of Apartment owners. No objection shall be taken by the Purchaser/s if any, changes or modifications are made in the Bye laws attached with aforesaid Deed of Declaration, as may be required by the authority concerned.

(ii) The Confirming Party shall, within 3 (Three) months of formation of Association of Apartment Owners, as aforesaid, cause to be transferred to the Association all the right, title and interest of the Vendor/Confirming Party in the said structure of the said building in the said apartment is situated.

(iii) Within 15 (Fifteen) days from notice in writing is given by the Confirming Party to the Purchaser/s that the said apartment is ready for use and occupancy, the Purchaser/s shall be liable to bare and pay the proportionate share (i.e. in proportion to the built up area of the said apartment) of outgoings in respect of the said project land and building namely local taxes, ground rent or such other levies by the concerned local authority and/or government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers all other expenses necessary and incidental to the management and maintenance of the project land and said building. Until the association is formed and the said structure of the building is transferred to it, the Purchaser/s shall pay to the Confirming Party such proportionate share of outgoings as may be determined by the Confirming Party.

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The Purchaser/s further agree/s that till the Purchaser/s share is so determined, the Purchaser/s shall pay to the confirming party provisional monthly contribution towards the outgoing, as may be decided by the Confirming Party. The amounts so paid by the Purchaser/s to the Confirming Party shall not carry any interest and remain with the Confirming Party until the said project with said apartment is transferred/handed over to the Association, as aforesaid. On such formation of the Apartment Owners Association, the aforesaid deposits (less deduction provided for in this agreement) shall be paid over by the Confirming Party to the Association.

47. That all expenses for the preparation of the document such as sale deed etc, stamp duty, Registration fees, Lawyer's fee and all other incidental expenses are to be borne by the Purchaser/s/Confirming Party.
48. That the agreement is subject to the jurisdiction of the competent Civil Court at Nagpur.
49. It is agreed between the parties hereto that if any provision of this agreement or part hereof is rendered void, illegal or unenforceable in any respect or under any law, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.
50. It is agreed between the parties hereto that this agreement constitutes the entire agreement between the parties and saves as otherwise expressly provided no modifications, amendment or waiver or any provision of this agreement shall be effective unless

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made in writing specifically referring to this agreement and duly signed by the parties hereto.

51. That while executing this Agreement all the parties herein i.e. Vendors, Purchaser/s and Confirming Party are putting their hands through their free will without any force or coercion, without any intoxication and in a complete presence of mind, after reading and understanding the contents of this agreement.
52. The power of attorney holder for the Vendors does hereby declare that the these present is presented before the Sub Registrar, Nagpur on this day, which has been executed by him in the capacity of power of attorney holder for Vendors, who has given him the Power of Attorney and on that basis of that she signed and executed it for registration. He further declares that the said Power of Attorney is neither cancelled and/or revoked by the Executant and he further declares that as on date the same is in force. He further declares that the Power of Attorney is still valid and it is not cancelled by any reasons whatsoever and he is competent and has full authority to act as per the powers entrusted to him under the said Power of Attorney. He further declares that the aforesaid statement is true and he is also aware that if any mis-statement is found, he shall be held punishable under the provisions of Section 82 of Registration Act.

SCHEDULE "A" OF SAID PROPERTY REFERRED ABOVE

ALL THAT piece and parcel of land bearing Plot No. 295, admeasuring 464.51 Sq. Mtrs. (OR 5000 Sq. Fts.), City Survey No. 453, Sheet No. 184 of Mouza Ajani, Corporation House No. 680/057, situated at Barlingey Layout, Laxmi Nagar, Nagpur, within the limits of Nagpur Municipal

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Corporation’s Ward No. 75 and Nagpur Improvement Trust, Tahsil and District Nagpur and T.D.R. of 183 Sq. Mtrs. out of T.D.R. Certificate No. 060 dated 16.11.2017 and the aforesaid property is bounded as under :-

ON THE EAST :- ROAD.
ON THE WEST :- PLOT NO. 292.
ON THE NORTH :- PLOT NO. 294.
ON THE SOUTH : PLOT NO. 296.

SCHEDULE “B” OF SAID APARTMENT REFERRED ABOVE

All that RCC Super-structure comprising of **Residential Apartment No.** _____comprising of total **Built up area** of _____**Sqr. Mtrs.** (carpet area of _____ Sq. Mtrs.)with adjacent **Terrace area** of _____ **Sq. Mtrs.** on the _____**Floor** of the building to be known and styled as "**DRAVYA SHREE KRUPA**", proposed to be constructed on the land described in **Schedule "A"** with _____ % undivided proportionate share in the said land and the said Residential Apartment is bounded as under :-

ON THE EAST :- _____
ON THE WEST :- _____
ON THE NORTH :- _____
ON THE SOUTH : _____

IN WITNESS WHEREOF the parties hereto have annexed their respective signatures in presence of the witnesses with their free consent after fully understanding the contents hereof on the day and place written above.

PHOTO	LEFT HAND THUMB IMPRESSION	SIGNATURES
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<div></div>	<div></div>	<div><div></div><div><u>VENDORS</u> Through Power of Attorney Holder Shri. Sachin Tejrao Deshmukh</div></div>
<div></div>	<div></div>	<div><div></div><div></div><div><u>PURCHASER/S</u></div></div>
<div></div>	<div></div>	<div><div>FOR M/s. DRAVYA BUILDER & DEVELOPERS</div><div><div></div><div>SHRI. SACHIN TEJRAO DESHMUKH AUTHORISED PARTNER <u>CONFIRMING PARTY</u></div></div></div>

WITNESSES :-

1. _____

2. _____

SPECIFICATIONS

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| 1. STRUCTURE | :- Earthquake Resistant, R.C.C. frame structure. |
| 2. WALLS | :- Internal : 4” (115 mm) Thick Brick
External : 6” (150 mm) Thick Brick |
| 3. ELECTRICAL | :- Concealed electrical fitting with ISI wire and modular switches.
Sufficient power outlet and light points provided. |
| 4. KITCHEN | :- Modular kitchen platform with Black Granite top with S.S Sink.
Dry Balcony
24 hours drinking water tap. |
| 5. DOORS
& WINDOWS | :- Main Door : B-Secure Doors
Other Door : Laminated Flush door & RCC Frame, Toilet Door : PUC Door.
Windows : Window Granite & Aluminium
Powder coated windows with M.S. safety grill. |
| 6. BATHROOM | :- Any skid tiles flooring, Washbasin, equivalent make fittings & premium sanitary ware, designer dado upto 7”, Hot and cold water connection. |
| 7. BEDROOM &
LIVING ROOM | :- Vitrified tiles flooring, cable TV connetions in living room. |
| 8. PLUMBING | :- Internal Branded concealed fitting and fixtures. |
| 9. PAINTING | :- Internal – Acrylic emulsion
External – Plastic emulsion with full putty. |
| 10.LIFT | :- Suitable capacity. |
| 11.PARKING | :- Ample Car and Two wheeler parking. |
| 12.SECURITY | :- 24 hours security with CCTC camera. |

FLOOR PLAN









