AGREEMENT FOR SALE
OF APARTMENT

VALUED AT RS. _____/-
AS PER GOVT. R.R. VALUED AT Rs. _____/-
STAMP DUTY OF RS. _____/- PAID HEREWITH
KHASRA NO. 17, OF MOUZA – GOTAD PANJRI,
TAHSIL – NAGPUR (RURAL) AND DISTRICT NAGPUR.

THIS DEED OF AGREEMENT FOR SALE OF APARTMENT made and executed at Nagpur on This ____ Day of _____ 2022.

BY AND BETWEEN

SHRI SANJEEV S/O. ASHOK JAISWAL
(PAN – ABJPJ3851A) (ADHAR NO. 3869 8569 0597)
Aged about 45 years, Occupation – Business,
Prop. A SINGAPORE LIFE CITY THE UTOPIA - 2
R/o. Plot No. 64, Navjeevan Colony, Wardha Road,
Nagpur - 440015. (Mobile No. 9890601510)
Hereinafter referred to and called the **"PROMOTER"** which term and expression shall, unless inconsistent with the context or contrary to the meaning thereof, always mean and include the said **PROMOTER**, as well as it's/his heirs, legal representatives, successors, executors, assigns etc. of the **ONE PART;**

AND

_____
(PAN –_____); MO. _____
Aged about ____ years, Occupation – _____,
R/o. _____
Hereinafter referred to and called the **"ALLOTTEE"** which term and expression shall, unless inconsistent with the context or contrary to the meaning thereof, always mean and include the said **ALLOTTEE**, as well as his respective heirs, legal representatives, successors, executors, assigns etc. of the **OTHER PART**.

Where the context so requires, words and expression referring to the parties hereto also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.

WHEREAS; the PROMOTER is sole and absolute owner and in possession of ALL THAT piece and parcel of non-agricultural land bearing plot No. 2/B containing by admeasurements of about 2810.5569 Sq. Mts. (30252.83 sq.Fts) being sub-divided portion of Plot No. 2 out of khasra No. 17, Bhogwatdar – 1, Khata No. __, of Mouza – Gotad Panjri, Tahsil Nagpur (Rural) and District – Nagpur.

AND WHEREAS; the PROMOTER purchased the said entire plot No. 2 along with other plots from Shri Gulab Tukaram Sambhare and Shri Gangadhar Tukaram Sambhare as per sale deed duly registered in the office of the Sub-Registrar, Nagpur – 7, bearing serial/registration No. 2300/2016 dated 21/03/2016.

AND WHEREAS; the said part/portion of entire land which has been converted into non-agriculture for residential purpose by the Collector, Nagpur, vide order dated 30/12/2014 in revenue case No. 98/NAP-34/2014-15 and a layout plan of the said entire land admeasuring 5.34 hectares comprising of various plots of different sizes and measurement has been finally sanctioned/approved by Competent Authority, NIT, Nagpur on 30/08/2014.

AND WHEREAS; the said entire plot No. 2 and others plots have been sanctioned and released upon payment of Development charges/Regularization expenses by NMRDA as per permit/release letter No. A.E.I (South)/NMRDA/323 Dtd. 13/09/2017.

AND WHEREAS; the said entire plot No. 02 has been sub-divided in several parts including Plot No. 2/B, the area of which is 2810.5569 Sq. Mts. (30252.83 Sq. Ft., vide sub – division letter No. RL.Sub/ 821-B dated 07/03/2022, issued by NMRDA.

AND WHEREAS; the PROMOTER, for construction of a multi stored building/s and houses on the said plot No. 2/B, got sanction of a

building Plan/permit from Nagpur Metropolitan Region Development Authority, vide building plan/permit No. B.E.(NMRDA)/South/Nagpur/(Rural)/No.130520224/2022051957/2895 dated 17/11/2022 dispatch under letter No. B.E.(NMRDA)/577 dated 22/11/2022 annexed herewith.

AND WHEREAS; the PROMOTER after sanction of building plan/permit, started the construction work of a Multistoried building on the said plot consisting self-contained residential Flats/Apartments for the purpose of allotment and sale to and in favour of any prospective willing buyer/s, reserving rights to get the said building plan revised/re-revised, if required.

AND WHEREAS; the building/complex to be developed and constructed on the said plot is to be popularly known as **A SINGAPORE LIFE CITY THE UTOPIA-2**. The said multi-storied building/towers comprises of self-contained flats/apartments.

AND WHEREAS; the said building/complex is submitted to the provisions of Maharashtra Apartments Ownership Act, 1970, by virtue of Declaration Deed duly registered in the office of the Sub Registrar Nagpur – __ bearing serial/registration No. _____/2022 dated _____/2022.

AND

AND WHEREAS; the PROMOTER has engaged the services of Architects, registered with the Council of Architects and has also appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the PROMOTER accepts the professional supervision of the Architect and the structural Engineer till the completion of the building and has procured services of various other agencies as under.

1) Architect
   SKA constorium
   Plot no O-1 RPTS Road, Laxmi Nagar Nagpur Pin 440022
2) Engineer
   Shazad khan
   Plot no O-1 rtps road LAXMI nagar Nagpur pin 440022

3) Structural design
   Patankar consultant pvt Ltd
   Universal Amex 79 shivaji nagar
   Nagpur
4) Elect consultant
   HB ELECTRICAL SOLUTION
   Ground Floor, Ketan Apartment, Nargundkar Layout, Deo Nagar, Nagpur, 440015 Maharashtra
5) Plumbing Consultant:
   Ashwin S. Patankar
   VISHWAKARMA PLUMBING CONSULTANCY SERVICES
   'Suman' 158 – B, Ground Floor, Hill Top, Ambazari - Nagpur – 440 010, MS
   Contact: 9970083027, (O) 7447447030

AND WHEREAS; the PROMOTER has registered the project under the provisions of the Maharashtra Real Estate Regulatory Act with the Maharashtra Real Estate Regulatory Authority (MAHARERA) at Mumbai bearing registration No. _____ dated _____; authenticated copy is attached.

AND WHEREAS; by virtue of the above referred sale deed of the plot in its favour, the PROMOTER has exclusive rights to develop it into a real estate project and to sell the Apartments/houses in the said building/complex to be constructed by the PROMOTER on the project land and to enter into Apartments/houses with the ALLOTTEE of the Apartments/houses and to receive the sale consideration in respect thereof.

AND WHEREAS; the ALLOTTEE, being desirous to own an Apartment in the said building/complex, approached the PROMOTER and requested to allot him an Apartment in the said building/complex. The PROMOTER, on demand of the ALLOTTEE, has given inspection to the ALLOTTEE of all the documents of title relating to the project land and the plans, designs and specifications prepared by the PROMOTER'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; the authenticated copies of Certificate of Title issued by the legal advisor or advocate of the PROMOTER, authenticated copies of Property card/extracts of Village Forms, title verification report or any other relevant revenue record showing the nature of the title of the PROMOTER to the project land on which the Apartments are to be constructed have been annexed hereto.

AND WHEREAS; the authenticated copies of the plans of the Layout, building as approved by the concerned Local Authority have been annexed hereto.

AND WHEREAS; the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the ALLOTTEE, as sanctioned and approved by the local authority have been annexed.

AND WHEREAS; the PROMOTER has got various approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

AND WHEREAS; the PROMOTER has accordingly commenced development and construction of the said complex in accordance with the said proposed plans reserving rights to get it revised or re-revised as per law.

AND WHEREAS; after due inspection of plan, design, spot etc., the ALLOTTEE has applied to the PROMOTER for allotment of an Apartment/House No. __ on _____ Floor of the building known and styled as **A SINGAPORE LIFE CITY THE UTOPIA-2** being constructed in the said Project i.e. only plot No. 2/B out of Khasra No. 17, of Mouza – Gotadpanjri, Tahsil Nagpur (Rural) and District – Nagpur.

AND WHEREAS; the carpet area of the said Apartment is ____ square meters and "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 ALLOTTEE or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the ALLOTTEE, but includes the area covered by the internal partition walls of the apartment.

AND WHEREAS; the Parties relying on the confirmations, representations and assurances 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; prior to the execution/at the time of execution of these presents the ALLOTTEE has paid to the PROMOTER a sum of Rs. _____/- (Rupees _____ Only), being part payment of the sale consideration of the Apartment agreed to be sold by the PROMOTER to the ALLOTTEE as advance payment or Application Fee (the payment and receipt whereof the PROMOTER both hereby admit and acknowledge) and the ALLOTTEE has agreed to pay to the PROMOTER the balance of the sale consideration in the manner as per this agreement.

AND WHEREAS; the PROMOTER also agreed to allot and sale the said Apartment to the ALLOTTEE as desired by ALLOTTEE, against the valuable consideration amount of Rs. _____/- (Rupees _____ Only) subject to various terms & conditions agreed by the ALLOTTEE, accordingly, the parties hereto, had due deliberations, discussions and consequences thereof, the parties have agreed to execute this Agreement for Sale as under –

NOW THEREFOR, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY

AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The PROMOTER shall construct the said building/s on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

1.a (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Apartment No. ..... of the type ..... of carpet area admeasuring ..... sq. metres on ..... floor in the building _____/wing (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked Annexures C-1 and C-2 for the consideration of Rs. ..... including Rs. ..... being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith. (the price of the Apartment including the proportionate price of the common areas and facilities and parking spaces should be shown separately).

1(b) The total aggregate consideration amount for the apartment including is thus Rs._____/

1(c) The Allottee has paid on or before execution of this agreement a sum of Rs _____ (Rupees _____ only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs .....(Rupees .....) in the following manner :

i. Amount of Rs...../-(.....) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement
ii. Amount of Rs...../-(.....) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Apartment is located.
iii. Amount of Rs...../-(.....) (not exceeding 70% of the total consideration) to be paid to the Promoter on

completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located.

iv. Amount of Rs...../-(.....) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.

v. Amount of Rs...../- (.....) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.

vi. Amount of Rs...../-(.....) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located..

vii. Amount of Rs...../-(.....) (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.

viii. Balance Amount of Rs...../-(.....) against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.

1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the PROMOTER by way of Value Added Tax, Service Tax, GST and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the PROMOTER) up to the date of handing over the possession of the [Apartment].

1(e) 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 PROMOTER undertakes and agrees that while raising a demand on the ALLOTTEE for increase in development charges, cost, or levies imposed by the competent authorities etc., the

PROMOTER 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 ALLOTTEE, which shall only be applicable on subsequent payments.

1(f) The PROMOTER may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the ALLOTTEE by discounting such early payments @3 % per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an ALLOTTEE by the PROMOTER

1(g) The PROMOTER shall confirm the final carpet area that has been allotted to the ALLOTTEE after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the PROMOTER. If there is any reduction in the carpet area within the defined limit then PROMOTER shall refund the excess money paid by ALLOTTEE 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 ALLOTTEE. If there is any increase in the carpet area allotted to ALLOTTEE, the PROMOTER shall demand additional amount from the ALLOTTEE 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 Clause 1(a) of this Agreement.

1(h) The ALLOTTEE authorizes the PROMOTER to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the PROMOTER may in its sole discretion deem fit and the ALLOTTEE undertakes not to object/demand/direct the PROMOTER to adjust his payments in any manner.

2.1 The PROMOTER hereby agrees to observe, perform and comply with all the 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 ALLOTTEE, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

2.2 Time is essence for the PROMOTER as well as the ALLOTTEE. The PROMOTER shall abide by the time schedule for completing the project and handing over the Apartment to the ALLOTTEE and the common areas to the association of the ALLOTTEEs after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the ALLOTTEE shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the PROMOTER as provided in this agreement. 3.1 The PROMOTER hereby declares that the potential Floor Space Index available as on date in respect of the project land is 3934.784 square meters only and PROMOTER has planned to utilize Floor Space Index availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The PROMOTER has disclosed the Floor Space Index of 3860.51 square meters as proposed to be utilized by him on the project land in the said Project having approximate super built up area 6176.819 square meters with ancillary areas etc. and ALLOTTEE has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the PROMOTER by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to PROMOTER only without any claim or objection by the ALLOTTEE at any time.

3.2 The PROMOTER shall be free to develop any other amenities such as clubhouse, eating house, restaurant etc. or any other activities at PU land or any other area out of plot No. 2-A which shall be exclusively under the entitlement of the PROMOTER and no

flat/apartment/duplex/house owner shall have any rights, claim or interest therein at any time and no owner shall have any objection to it. The ALLOTTEE understand and agree that all club, entertainment activities shall be carried out in the club which shall not be objected by the ALLOTTEE at any time. The ALLOTTEE shall be entitled to secure membership of club on payment of such fee and other cost or expenses and compliance of terms as may be prescribed by the PROMOTER or Club Management Agency.

3.3 The flat/apartment/house/duplex owner of the said building/complex shall not have any rights, claim or interest to P.U. Land or any other amenities outside the plot No. 2-A at any time. The PROMOTER shall be free and at liberty to use, occupy and receive all beneficial enjoyment of the P.U. land without any claim or objection by any flat/apartment/house/duplex owner at any time.

4.1 If the PROMOTER fails to abide by the time schedule for completing the project and handing over the [Apartment/Plot] to the ALLOTTEE, the PROMOTER agrees to pay to the ALLOTTEE, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the ALLOTTEE, for every month of delay, till the handing over of the possession. The ALLOTTEE agrees to pay to the PROMOTER, interest as specified in the Rule, on all the delayed payment which become due and payable by the ALLOTTEE to the PROMOTER under the terms of this Agreement from the date the said amount is payable by the ALLOTTEE(s) to the PROMOTER.

4.2 Without prejudice to the right of PROMOTER to charge interest in terms of sub clause 4.1 above, on the ALLOTTEE committing default in payment on due date of any amount due and payable by the ALLOTTEE to the PROMOTER under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the ALLOTTEE committing three defaults of payment of instalments, the PROMOTER shall at his own option, may terminate this Agreement:

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

Provided further that upon termination of this Agreement as aforesaid, the PROMOTER shall refund to the ALLOTTEE the amount received from him subject to deduction of 40% of the amount received by way of liquidated damages and expenses within a period of thirty days of the termination, the instalments of sale consideration of the Apartment which may till then have been paid by the ALLOTTEE to the PROMOTER

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5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range to be provided by the PROMOTER in the said building and the Apartment has been already given to the ALLOTTEE.

6. The PROMOTER shall give possession of the Apartment to the ALLOTTEE on or before____day of _____, 20If the PROMOTER fails or neglects to give possession of the Apartment to the ALLOTTEE on account of reasons beyond his control and of his agents by the aforesaid date then the PROMOTER shall be liable on demand to refund to the ALLOTTEE the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the PROMOTER received the sum till the date the amounts and interest thereon is repaid.

Provided that the PROMOTER 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 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 other public or competent authority/court.

7.1 **Procedure for taking possession** - The PROMOTER, upon obtaining the occupancy certificate from the competent authority and the payment made by the ALLOTTEE as per the agreement shall offer in writing the possession of the [Apartment], to the ALLOTTEE in terms of this Agreement to be taken within 3(three months from the date of issue of such notice and the PROMOTER shall give possession of the [Apartment] to the ALLOTTEE. The PROMOTER agrees and undertakes to indemnify the ALLOTTEE in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the PROMOTER. The ALLOTTEE agree(s) to pay the maintenance charges as determined by the PROMOTER or association of ALLOTTEEs, as the case may be. The PROMOTER on its behalf shall offer the possession to the ALLOTTEE in writing within 7 days of receiving the occupancy certificate of the Project.

7.2 The ALLOTTEE shall take possession of the Apartment within 15 days of the written notice from the promotor to the ALLOTTEE intimating that the said Apartments are ready for use and occupancy:

7.3 **Failure of ALLOTTEE to take Possession of [Apartment/Plot]**: Upon receiving a written intimation from the PROMOTER as per clause 8.1, the ALLOTTEE shall take possession of the [Apartment/Plot] from the PROMOTER by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the PROMOTER shall give possession of the [Apartment/Plot] to the ALLOTTEE. In case the ALLOTTEE fails to take possession within the time provided in clause 8.1 such ALLOTTEE shall continue to be liable to pay maintenance charges as applicable.

7.4 If within a period of five years from the date of handing over the Apartment to the ALLOTTEE, the ALLOTTEE brings to the notice

of the PROMOTER any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the PROMOTER at his own cost and in case it is not possible to rectify such defects, then the ALLOTTEE shall be entitled to receive from the PROMOTER, compensation for such defect in the manner as provided under the Act.

8. The ALLOTTEE shall use the Apartment or any part thereof or permit the same to be used only for purpose of *residence/office for carrying on any industry or business. He shall use the garage or parking space only for purpose of keeping or parking vehicles but no for any other purpose.

9. The ALLOTTEE along with other ALLOTTEE(s)s of Apartments in the building shall join informing and registering the Society or Association or a Limited Company to be known by such name as the PROMOTER may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the PROMOTER within seven days of the same being forwarded by the PROMOTER to the ALLOTTEE, so as to enable the PROMOTER to register the common organisation of ALLOTTEE. No objection shall be taken by the ALLOTTEE if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case maybe, or any other Competent Authority.

9.1 The PROMOTER shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Vendor/Lessor/Original Owner/PROMOTER and/or the owners in the said structure of the Building or wing in which the said Apartment is situated.

9.2 The PROMOTER shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Vendor/Lessor/Original Owner/PROMOTER and/or the owners in the project land on which the building with multiple wings or buildings are constructed.

9.3 Within 15 days after notice in writing is given by the PROMOTER to the ALLOTTEE that the Apartment is ready for use and occupancy, the ALLOTTEE shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges 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 and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the ALLOTTEE shall pay to the PROMOTER such proportionate share of outgoings as may be determined. The ALLOTTEE further agrees that till the ALLOTTEE's share is so determined the ALLOTTEE shall pay to the PROMOTER provisional monthly contribution of Rs. ..... per month towards the outgoings. The amounts so paid by the ALLOTTEE to the PROMOTER shall not carry any interest and remain with the PROMOTER until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the PROMOTER to the Society or the Limited Company, as the case may be.

10. The ALLOTTEE shall on or before delivery of possession of the said premises keep deposited with the PROMOTER, the following amounts :-

(i) Rs. 50,000/-for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.

(iii) Proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/Apex body, as may be applicable.

(iii) Rs. 1500/- per month payable on or before 5th of every month for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body applicable after occupancy certificate/delivery of vacant possession.

(iv) Deposit towards Water, Electric, and other utility and services connection charges as may be applicable.

(v) Rs 60,000/- for electrical receiving and Sub Station provided in Layout.

(vi) Rs. 60,000/- for maintenance of external roads, street lights proportionately, plantations, cleaning, (timings for street lights 6:00 p.m. to 10:00 p.m. all lights and from 10:00 p.m. to 6:00 a.m. about 50% lights) security guards (one security guard at a time)as maintenance up till 31/08/2030 payable to M/s. DHL Infrabulls or any other service provider to be appointed by M/s. DHL Infrabulls. The maintenance by DHL Infrabulls or any other service provider appointed by M/s. DHL Infrabulls means payment of electricity bills for street lights, payments to security guards, cleaning, maintenance of plants but does not include repairing of any equipments, painting or changing of any fixtures, equipments, machinery etc. After 31/08/2030, the society or association of owners shall be liable to pay such enhanced amount as may be decided by the PROMOTER or service provider for such further period which may be revised from time to time. The contribution towards Sewage Treatment Plant, electricity bill, water supply underground sump, maintenance shall be separately payable by the ALLOTTEE proportionately.

(vii) GST as may be applicable.

(viii) Stamp duty, registration fee and documentation as may be applicable.

(ix) The internal maintenance of the building/s such as internal common areas, services and facilities, lifts, passages, staircases, etc. shall be met out with interest receivable from fixed deposits kept in the name of society and in case of any deficiency or shortfall, the additional amount shall be contributed by all the owners proportionately on monthly basis payable to the association/society of the ALLOTTEE as may be applicable.

(x) The ALLOTTEE shall also be liable to contribute such amounts on monthly basis for supply of water up to underground sumps and maintenance of Sewerage Treatment Plant situated within the entire layout but outside plot No. 2-B which amount shall be payable to M/s. DHL Infrabulls which amount shall be fixed by the PROMOTER.

11. The ALLOTTEE shall pay to the PROMOTER a sum of Rs. 20,000 for legal expenses inclusive of sale deed.

12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the ALLOTTEE shall pay to the PROMOTER, the ALLOTTEEs' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the ALLOTTEE shall pay to the PROMOTER, the ALLOTTEEs' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

13. **REPRESENTATIONS AND WARRANTIES OF THE PROMOTER**

The PROMOTER hereby represents and warrants to the ALLOTTEE as follows:

i. The PROMOTER has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;

ii. The PROMOTER has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;

iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;

iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;

v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the PROMOTER has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

vi. The PROMOTER has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the ALLOTTEE created herein, may prejudicially be affected;

vii. The PROMOTER has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said [Apartment] which will, in any manner, affect the rights of ALLOTTEE under this Agreement;

viii. The PROMOTER confirms that the PROMOTER is not restricted in any manner whatsoever from selling the said [Apartment/Plot]to the ALLOTTEE in the manner contemplated in this Agreement;

ix. At the time of execution of the conveyance deed of the structure to the association of ALLOTTEEs the PROMOTER shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the ALLOTTEEs;

x. The PROMOTER has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the PROMOTER in respect of the project land and/or the Project except those disclosed in the title report.

xii. xi. The PROMOTER shall maintain a separate account in respect of sums received by the PROMOTER from the ALLOTTEE as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

14. The ALLOTTEE/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the PROMOTER as follows :-

i. To maintain the Apartment at the ALLOTTEE's own cost in good and tenantable repair and condition from the date that of 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 Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.

ii. 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 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 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 ALLOTTEE in this behalf, the ALLOTTEE shall be liable for the consequences of the breach.

iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the PROMOTER to the ALLOTTEE and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the ALLOTTEE committing any act in contravention of the above provision, the ALLOTTEE shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority. The ALLOTTEE shall not erect any superstructure either temporary or permanent upon the available open space or on the top/terrace of the said building or to make any alterations, modifications or changes to the said Apartment which may damage the structural frame work of the entire building or complex or in any

manner impair the building or complex as a whole or part or change the existing elevation thereof in any manner whatsoever.

iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside color scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment without the prior written permission of the PROMOTER and/or the Society or the Limited Company.

v. Not 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 building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

vi. 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 building in which the Apartment is situated.

vii. Pay to the PROMOTER within fifteen days of demand by the PROMOTER, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.

viii. 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 Apartment by the ALLOTTEE for any purposes other than for purpose for which it is sold.

ix. The ALLOTTEE shall not let, sub-let, transfer, assign or part with interest or benefit fact or of this Agreement or part with the possession of the Apartment until all the dues payable by the ALLOTTEE to the PROMOTER under this Agreement are fully paid up.

x. The ALLOTTEE shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The ALLOTTEE shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

xi. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society/Limited Society, the ALLOTTEE shall permit the PROMOTER 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.

xiii. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, the ALLOTTEE shall permit the PROMOTER and their surveyors and agents, with or without workmen and

others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

xiv. xiii. The ALLOTTEE know and agree that the PROMOTER shall have a right to allow display Hoardings/Neon-signs on the top terrace of the complex for advertisement or use any portion of terrace for installation of any machinery, equipment's for telecommunication, ATM, mobile phone services etc. to which the ALLOTTEE shall have no objection for such display. The electrical supply of this display shall be from common meter to be installed for the complex, however, electricity consumption charges for that purpose shall be borne and paid by the user/s. The ALLOTTEE shall not have any rights in top most open terrace.

xv. xiv. The ALLOTTEE understand and agree that besides the reservation of open space/terrace, the PROMOTER shall be free and at liberty to allow any particular Apartment ALLOTTEE to use the open space or the terrace to which the ALLOTTEE shall have no objection or claim of any kind whatsoever.

xvi. xv. The ALLOTTEE has verified and inspected all the relevant deeds and documents as to right, title and authority of the PROMOTER and also the specifications, design, plan etc. respecting the said property. He also has personally seen and verified the spot and site. The ALLOTTEE is fully satisfied with the right, title and authority of PROMOTER as well as the condition, type, user and specifications of the said property and facilities in the said complex and after being so satisfied, the ALLOTTEE has agreed to purchase it. A copy of each and every documents including the specifications, design, plan, and also a draft of proposed sale deed has been furnished and handed over to the ALLOTTEE and he acknowledge the same.

Hereinafter, it shall not be open for the ALLOTTEE to question the rights, title and/or authority of the PROMOTER before any forum or to make any claim in respect thereof, nor shall ALLOTTEE make any claim, complaint or objection as to the user, situation, construction work of the said property or respecting to any facilities or amenities thereof.

xvii. xvi. The ALLOTTEE, after conveyance, shall hold the undivided variable proportionate share in land jointly with other owners and shall never claim the division or partition of the same, nor shall the PROMOTER be liable for it.

xviii. xvii. The ALLOTTEE understand that the PROMOTER shall engage and appoint it's own engineers, architects and other experts for the purpose of completion of work of the said building and complete the building under his exclusive supervision and control to which the ALLOTTEE shall not object or raise any objection or otherwise interfere in any manner whatsoever, however, the ALLOTTEE shall be free & entitled to visit the spot & verify the work from time to time at any reasonable working hours.

xix. xviii. The ALLOTTEE know and agree that in case any extra work as per statutory requirements or for more safety of the building or for making the complex luxurious and beautiful is required to be done, the expenses as may be incurred, therefore, shall be borne proportionately by the ALLOTTEE along with the other ALLOTTEE in the said complex and if any extra construction amenities or facilities are required and demanded by any particular ALLOTTEE for his own premises, other than that as provided under this agreement, the cost thereof shall be borne and paid by the ALLOTTEE individually in addition to the consideration agreed as above.

xx. xix. The ALLOTTEE understand and agree that all required deeds and documents shall be got prepared by the PROMOTER to which the ALLOTTEE shall have no objection. However, all kinds of expenses for the purpose of execution and registration of sale deed or other deeds or documents shall be born and paid by the ALLOTTEE. The ALLOTTEE further understand, agree and undertake that the PROMOTER shall be fully entitled, free & at liberty to incorporate in the sale deed such other terms, restrictions or conditions as may be deemed fit or proper, but not included in this agreement, to regulate the use & enjoyment of the common rights, facilities, amenities etc., to which the ALLOTTEE shall have no claims or objection and agree upon any such conditions.

xxi. xx. The ALLOTTEE understand that this sale transaction and consideration amount is relating to carpet area of the Apartment under sale and the other annexed areas mentioned are only for the purpose of calculation of rights in common areas, services, etc., which includes internal dimensions of all rooms, kitchen, drawing, dining, bath, W.C., internal passages, exclusive space, balcony area, parking as well as share in common areas, services, parking etc. and the consideration amount is settled for whole Apartment under sale considering the carpet area and has been taken to be correctly described in the Schedules hereunder written and if any misstatement, difference error or omission in the area shall be discovered, the same shall not annual this transaction, nor shall any compensation be allowed in respect thereof to any party in case of decrease or increase, but all such error or omission will always be subject to necessary correction by the parties hereto.

xxii. xxi. The ALLOTTEE understand and agree that the PROMOTER shall not be liable or responsible to bear or pay any charges, expenses relating to the sale transaction with the ALLOTTEE on any account what so ever and in case the ALLOTTEE is required to bear or pay any charges or expenses due to any legal requirement or other compulsions, the ALLOTTEE shall indemnify, compensate and reimburse the PROMOTER against any or all such charges, expenses etc.

15. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The ALLOTTEE shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the PROMOTER until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

16. **PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE**

After the PROMOTER executes this Agreement he shall not mortgage or create a charge on the *[Apartment/plot] and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the ALLOTTEE who has taken or agreed to take such [Apartment/plot].

17. **BINDING EFFECT**

Forwarding this Agreement to the ALLOTTEE by the PROMOTER does not create a binding obligation on the part of the PROMOTER or the ALLOTTEE until, firstly, the ALLOTTEE signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the ALLOTTEE and secondly, appears for registration of

the same before the concerned Sub- Registrar as and when intimated by the PROMOTER. If the ALLOTTEE(s) fails to execute and deliver to the PROMOTER this Agreement within 30 (thirty) days from the date of its receipt by the ALLOTTEE and/or appear before the Sub-Registrar for its registration as and when intimated by the PROMOTER, then the PROMOTER shall serve a notice to the ALLOTTEE for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the ALLOTTEE, application of the ALLOTTEE shall be treated as cancelled and all sums deposited by the ALLOTTEE in connection therewith including the booking amount shall be returned to the ALLOTTEE without any interest or compensation whatsoever.

18. **ENTIRE AGREEMENT**

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

19. **RIGHT TO AMEND**

This Agreement may only be amended through written consent of the Parties.

20. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES**

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent ALLOTTEEs of the [Apartment/Plot], in case of a transfer, as the said obligations go along with the [Apartment] for all intents and purposes.

21. **SEVERABILITY**

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

22. **METHOD OF CALCULATION OF PROPORTIONATE SHARE \ WHEREVER REFERRED TO IN THE AGREEMENT**

Wherever in this Agreement it is stipulated that the ALLOTTEE has to make any payment, in common with other ALLOTTEE(s) in Project, the same shall be in proportion to the carpet area of the [Apartment/Plot] to the total carpet area of all the [Apartments/Plots] in the Project.

23. **FURTHER ASSURANCES**

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

24. **PLACE OF EXECUTION**

The execution of this Agreement shall be complete only upon its execution by the PROMOTER through its authorized signatory at the PROMOTER’s Office, or at some other place, which may be mutually agreed between the PROMOTER and the ALLOTTEE, in after the Agreement is duly executed by the ALLOTTEE and the PROMOTER or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at.

25. The ALLOTTEE and/or PROMOTER shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the PROMOTER will attend such office and admit execution thereof.

26. That all notices to be served on the ALLOTTEE and the PROMOTER as contemplated by this Agreement shall be deemed to have been duly served if sent to the ALLOTTEE or the PROMOTER by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified in this agreement.

It shall be the duty of the ALLOTTEE and the PROMOTER 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 PROMOTER or the ALLOTTEE, as the case may be.

27. **JOINT ALLOTTEES**

That in case there are Joint ALLOTTEEs all communications shall be sent by the PROMOTER to the ALLOTTEE 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 ALLOTTEEs.

28. **Stamp Duty and Registration** :- The charges towards stamp duty and Registration

of this Agreement shall be borne by the ALLOTTEE.

29. **Dispute Resolution** :- Any dispute between parties shall be settled amicably. In case

of failure to settled the dispute amicably, which shall be referred to the

Competant Authority as per the provisions of the Real Estate (Regulation and

Development) Act, 2016, Rules and Regulations, thereunder.

30. **GOVERNING LAW**

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 _____ courts will have the jurisdiction for this Agreement.

SCHEDULE 'A'

ALL THAT piece and parcel of non-agricultural land bearing plot No. 2/B containing by admeasurements of 2810.5569 Sq. Mts. (30252.83 Sq.Fts) out of khasra No. 17, Bhogwatdar – 1, Khata No. ____, of Mouza – Gotad Panjri, Tahsil Nagpur (Rural) and District – Nagpur. The said property is bounded as under –

TO THE EAST	:	15 MTRS WIDE ROAD
TO THE WEST	:	KHASRA NO. 20
TO THE NORTH	:	PLOT No. 2/C
TO THE SOUTH	:	PLOT NO. 2/A

SCHEDULE 'B'

ALL THAT R.C.C. SUPER STRUCTURE consisting Apartment No. _____ containing by admeasurements Carpet approx. _____ Sq. m. at _____ Floor of the building/complex known as **"A SINGAPORE LIFE CITY THE UTOPIA-2"** on the piece and parcel of land as described in the above Schedule 'A', with rights to hold appropriate ____% undivided variable proportionate share and interest in the said piece and parcel of land.

FLOORS	WING	B.UP AREA	CARPET AREA	UNDIVIDED LAND SHARE
NO.		SQ.M.	SQ.M.	(%)
_____	_____	_____	_____	_____

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Nagpur **(city/town name)** in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED

PROMOTER: **SHRI SANJEEV S/O. ASHOK JAISWAL**

Prop. A SINGAPORE LIFE CITY THE UTOPIA-2

SIGNED AND DELIVERED BY THE WITHIN NAMED

ALLOTTEE:

_____

in the presence of WITNESSES:

1. _____

2. _____

ANNEXURE – A

Title Verification Report

ANNEXURE –B

(Authenticated copies of extract Village Forms).

ANNEXURE –C-1

(Authenticated copies of the plans of the Layout/Building as approved by the concerned Local Authority)

ANNEXURE - C-2

(Authenticated copies of the plans of the Layout as proposed by the PROMOTER and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project)

ANNEXURE – D

(Authenticated copy of the Registration Certificate of the Project granted by Real Estate Regulatory Authority)

ANNEXURE – E

(Specification and amenities for the Apartment),

STRUCTURE –

R.C.C. framed structure.

DOORS –

Main door frames of teakwood.

All remaining flush doors with melamine polish

All other doors: Lustre finish flush doors.

WINDOWS –

Colour and anodized aluminium or UPVC openable windows.

Elegant M.S. safety grill.

FLOORING –

Vitrified tiles of 600 mm x 600 mm size in drawing and living room.

Branded vitrified tiles in bedrooms.

Granite/Readymade steps and vitrified tiles for lobby and staircase.

KITCHEN –

Cooking platform with granite top.

Dado in vitrified / glazed tiles up to 2’ height above the platform.

TOILET –

Branded designer glazed tiles.

Plumbing fitting of Jaguar/Grohe or equivalent make.

Sanitary ware of Jaguar or equivalent make in white colour.

ELECTRICAL –

Concelaed fire resistant copper wiring of finolex or equivalent make

Modular switches & MCB of Legrand or equivalent make.

Adequate light and power points, A.C. and T.V. points in living and all bedrooms.

PAINTING –

Acrylic emulsion paint to all internal wa aslls of Asian / Dulux / Nippon make.

Waterproof exterior emulsion of Asian / Dulux / Nippon make for external painting.

ENTERTAINMENT –

Intercom facility within all flat owners.

SECURITY & SURVEILLANCE –

Security guard cabin with intercom & CCTV arrangement.

Fire alarm for common areas & fire fighting equipment.

GENERAL –

Automatic lifts of KONE, Johnson or equivalent make.

Electricity backup for lift.

Rain water harvesting.

THE PROMOTER

THE ALLOTTEE

Drafted as per the instructions & documents of parties.

OM HARIRAMANI, JAYESH HARIRAMANI
ADVOCATES
"HARIRAMANI ASSOCIATES"
12A, Third Floor, NMC Complex, J.B. Wing,
Mangalwari, Sadar, NAGPUR – 440 001.
O. 9326444422, 9325557700,
M. 9373107039, 9730073060,
E-mail: adv.om_hariramani@rediffmail.com