AGREEMENT TO SELL FOR RS. ----------/- ONLY

(RUPEES ---------- ONLY)

VALUATION AS PER ANNUAL STATEMENT OF RATES

(ASR) RS.---------- /- ONLY

Zone/Item No. _____ Page- _____ (ASR 2023-24)

THIS AGREEMENT TO SELL is made and executed at NAGPUR on this _____ Day of _____, 2023, BETWEEN :

M/s. MAHARSHEE BUILDERS, A Partnership Firm, having its Registered Office at Plot No. 17, Shivaji Nagar, Nagpur - 440010, (Income Tax Permanent Account No. AABFM3441L) and acting through its Authorized Partner **SHRI. AVINASH S/o MANOHARRAO TARPE,** Aged about 56 Years, Occupation – Business, (Income Tax Permanent Account No. AAFPT8444A & Aadhar Unique Identity No. 2942 7634 5506), Mobile No. - 9823279787 Resident of Plot No. 151, Shankar Nagar, Nagpur - 440010, Tahsil and District – NAGPUR (Maharashtra State), hereinafter called the **"VENDOR",** which expression shall unless repugnant to the context or meaning thereof always mean and include the said **"VENDOR"** as well as, her/his/their respective heirs, legal representatives, executors, administrators, successors and assigns of the **FIRST PART.**

AND

SHRI. ----------
Aged about – --------- Years, Occupation – ---------
Income Tax Permanent Account No. – **----------**
Aadhar Unique Identity No. – **----------**
Resident of - ----------
---------- PIN.----------.
Mobile No. **----------**

hereinafter called the **"PURCHASER/S",** which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **"PURCHASER/S",** as well as, her/his/their heirs, legal representatives, executors, administrators, successors and assigns of the **SECOND PART. AND**

WHEREAS, the Vendor/s hereinabovenamed is an exclusive, absolute and full Owners of the property comprising ALL THAT Piece and parcel of land bearing Khasara No 40/2/1 out of the sanctioned layout containing by admeasurement 4000 Sq. Mtrs. of Mouza - BELTARODI, PSK 38 including all other easementary rights appurtenant belonging thereto, situated at Village - Beltarodi, within the limits of the Nagpur Metropolitan Region Development Authority and Grampanchayat - Beltarodi, in Tahsil Nagpur (Rural) and District- NAGPUR, and more particularly described in the First Schedule hereunder written ***(hereinafter referred to as "the project land")***; **AND**

WHEREAS ALL THAT Peace and Parcel of land bearing Kh. Nos. 40, Area 1.93 H.R (Total Land) of Mouza-BELTARODI, P.S.K. 38,, Originally belonged to **Shri. Shrawan Laxaman Khelkar,** being his separate and ancestral properties; **AND**

WHEREAS during the course of time the aforesaid **Shri. Shrawan Laxaman Khelkar**, has sold the North side of land Area 0.405 H.R. and Southern Portion of Land Area - 0.405 H.R from out of total land of 1.93 HR to **M/s Shanti Construction Firm / Company Nagpur through its Managing Director Shri. Prabhakar Jagnnath Pardhi**, by a Sale Deed Dated 29.07.1994, which is duly registered at the Office of the Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No 3108 & Sr. No. 3109 on even date; **M/s Shanti Construction Firm / company Nagpur** has now become an exclusive, absolute and full owner of the aforesaid property of 0.41 HR + 0.40 HR i.e. total 0.81 HR and it is referred as Kh. No. 40/2; **AND**

WHEREAS during the course of time **M/s Shanti Construction Firm / company Nagpur Through its Managing Director Shri. Prabhakar Jagnnath Pardhi** has sold above land of 0.40 HR of Southern Portion of entire land bearing Kh. No. 40/2, Mouza - Beltarodi to namely **Ravikumar Gangadhar Rana** and **Premjeet Narayan Patle**, by Sale Deed on Dated 27.09.2006, which is duly registered at the Office of the Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No 4755 on even date, thereafter **Ravikumar Gangadhar Rana** and **Premjeet Narayan Patle** has now become an exclusive, absolute and full owner of the aforesaid property; **AND**

WHEREAS during the course of time **Ravikumar Gangadhar Rana** and **Premjeet Narayan Patle** has sold the above said land of 0.40 HR of Southern Portion to **KESAR IMPEX (INDIA) PRIVATE LIMITED,** a Company incorporated under the Companies Act, 1956, having its Registered Office at 915-A, Tipare Galli, New Itwari Road, Nagpur, acting through its Authorized Signatory **SHRI. YASH S/o GOPAL GUPTA**, Resident of 915-A, Tipare Galli, New Itwari Road, Nagpur, Tehsil and District NAGPUR, by virtue of Sale Deed Dated 25.02.2008, which is duly registered in the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No 1121 on even date and thereafter **M/s. KESAR IMPEX (INDIA) PRIVATE LIMITED** has now become an exclusive, absolute and full owner of the aforesaid property and Survey No. referred as 40/2/1 for this Southern Portion of Land. **AND**

WHEREAS during the course of time, **KESAR IMPEX (INDIA) PRIVATE LIMITED,** a Company incorporated under the Companies Act, 1956, having its Registered Office at 915-A, Tipare Galli, New Itwari Road, Nagpur, acting through Authorized Signatory SHRI. YASH S/o GOPAL GUPTA, Resident of 915-A, Tipare Galli, new Itwari Road, Nagpur, Tehsil and District NAGPUR has sold to **M/s. MAHARSHEE BUILDERS,** A Partnership Firm, having its Registered Office at "Shivpad Apartments", 262, West High Court Road, Bajaj Nagar, Nagpur- 440010, (Income Tax Permanent Account No. AABFM3441L) and acting through its Authorised Partner **SHRI. AVINASH S/o MANOHARRAO TARPE,** Aged about 54 Years, Occupation – Business, (Income Tax Permanent Account No. AAFPT8444A & Aadhar Unique Identity No. 2942 7634 5506), Mobile No. - 9823279787 Resident of Plot No. 151, Shankar Nagar, Nagpur-440 010, Tahsil and District – NAGPUR , by a Sale Deed Dated 22.07.2021, which is duly registered at the Office of the Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No 11307 on even date, **M/s. MAHARSHEE BUILDERS,** has now become an exclusive, absolute and full owner of the aforesaid property, Khasra No.40/2/1 of MOUZA – BELTARODI, PH. No.38, admeasuring total Area. 4000 Sq. Mtrs in Tah. - Nagpur (Rural) and District - NAGPUR with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records; **AND**

WHEREAS, the Vendor later on decided to Develop the Project Land into a "RESIDENTIAL ESTATE" by constructing Multistoried Building thereon consisting of various self contained separate apartment therein; **AND**

WHEREAS the aforesaid entire land bearing Kh. No. 40/2/1 of Mouza - Beltarodi is converted for Non Agricultural (Residential) use by the Collector/Tahsildar, Nagpur-Gramin vide its Order Dated 31/10/2022 passed in Revenue Case No. 16/NAP-34/2022-2023, **AND**

WHEREAS for the purpose of development of said land the Vendor entered into an Agreement of Development with Nagpur Metropolitan Region Development Authority, (NMRDA), Nagpur **bearing No. EE/NMRDA/DPC/AGREE/795 Dated - 29.11.2022** upon the several terms and conditions contained therein, **AND**

WHEREAS in terms of the said Agreement, the Executive Engineer (Metro) Nagpur Metropolitan Region Development Authority Nagpur has recommended and approved the building layout Plan of said land vide its Letter No. EE(Metro)/NMRDA/7526 Dated - 14.09.2022; **AND**

WHEREAS for cogent reasons and good causes the Vendor decided to sell Plot No. 1 out of the said sanctioned layout containing by admeasurement 4000 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 40/2/1 of MOUZA -BELTARODI, P.S.K. 38 to any interested buyer and to utilize the sale proceeds thereof in its best interest; **AND**

WHEREAS, the Developer/ Promoter/ Confirming Party has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects; AND

WHEREAS, the Vendor / Developer / Promoter/ Confirming Party has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority (RERA) at Mumbai vide No. **----------** Dated_____ ***authenticated copy is attached in Annexure 'F'***;

AND WHEREAS the Promoter has 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/buildings.

WHEREAS, the Vendor / Developer/ Promoter/ Confirming Party has sole and exclusive right to sell the Apartments in the said building to be constructed on the Project Land and to enter into Agreement/s with the prospective Purchaser/s of the Apartments and to receive the sale consideration in respect thereof; **AND**

AND WHEREAS on demand from the allottee, the Promoter 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 Messrs..... 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;

WHEREAS, on demand from the Purchaser, the Vendor / Developer/ Promoter/ Confirming Party has given inspection to the Purchaser of all the documents of title relating to the project land and the plans, designs and specifications and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 ***(hereinafter referred to as "the said Act")*** and the Rules and Regulations made thereunder. The Purchaser has, prior to the execution hereof perused the Title documents, Building Plans and Specifications of the said Project and the other documents and papers disclosed by the Vendor / Developer/ Promoter/ Confirming Party and satisfied herself/himself/themselves about the title of the Vendor to the said Property and/or right of the Vendor to sell the same on ownership basis. The Purchaser hereby confirms that the Vendor have produced for inspection to the Purchaser, all information and documents and has made full and true disclosure as demanded by the Purchaser and the Purchaser is satisfied with the same and has no further or other information nor disclosure to be required from the Vendor; **AND**

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C-1.
AND WHEREAS the 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 have been annexed hereto and marked as Annexure C-2,

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 marked as Annexure D

AND WHEREAS the Promoter has got some of the 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 while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the saidbuilding and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

AND WHEREAS the Allottee has applied to the Promoter for allotment of an Apartment No. ..... on .....floor in wing situated in the building No. being constructed in the___phase of the said Project,

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 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 thesale consideration in the manner hereinafter appearing.

AND WHEREAS, the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate RegulatoryAuthority at __no._____;

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

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the (Apartment/Plot) and the garage/covered parking(if applicable)

NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. THAT, the aforesaid Project consists of a Multistoried Building on the said Project Land and to be known and styled as "**NAKSHATRA APARTMENT"** consists of one independent and separate Multistoried Building, consists of the Ground Floor as well as

Podium Parking and Ten Upper Floors. There are 12 Apartments each on the SECOND FLOOR to ELEVENTH FLOOR i.e total 120 Apartments and There are 8 Apartments on the TWELTH FLOOR, Thus there are in all 128 independent and self contained separate Apartments in the said Building in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

Provided that the Developer/ Promoter/ Confirming Party shall have to obtain prior consent in writing of the Purchaser in respect of variations or modifications, which may adversely affect the Apartment of the Purchaser, 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 describedin 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).

The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee garage bearing Nos _____situated at _____ Basement and/or stilt and /or_____podium being constructed in the layout for the consideration of Rs._____/-

The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee covered parking spaces bearing Nos _____ situated at__Basement and/or stilt and /or__podium being constructed in the layout for the consideration of Rs._____/-.

1(b) The total aggregate consideration amount for the apartment including garages/coveredparking spaces 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 tothat 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 stiltsof 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, flooringsdoors 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 whichthe 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. 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 occupancycertificate or completion certificate.

Rs.----------/- (RUPEES ----------) ONLY

========== (Consideration Amount)

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, 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/Plot].

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 @_% 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.

Note: Each of the instalments mentioned in the sub clause (ii) and (iii) shall be further subdivided into multiple instalments linked to number of basements/podiums/floors in case of multi-storied building /wing.

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/Plot] 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 clause 1
(c) herein above. ("Payment Plan").

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is ..... square meters only and Promoter has planned to utilize Floor Space Index of_____by availing of TDR or FSI availableon 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_____ as proposed to be utilized by him on theproject land in the said Project 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.

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.

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.

4. Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) 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.

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 (if unbranded) to be provided by the Promoter in the said building and the Apartment as are set out in Annexure 'E', annexed hereto.

6. The Promoter shall give possession of the Apartment to the Allottee on or before..... day of .....20_. If 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 theApartment 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.

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/Plot], 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/Plot] 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.

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 useand occupancy:

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.

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/show-room/shop/godown for carrying on any industry or business.(*strike of which is not applicable) He shall use the garage or parking space only for purpose of keeping or parking vehicle.

9. The Allottee along with other allottee(s)s of Apartments in the building shall join in forming 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 bye- laws 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 may be, or any other Competent Authority.

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.

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.

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. ..... for share money, application entrance fee of the Society .
(ii) Rs. -…….. for formation and registration of the Society or
(iii) Rs. ..... for proportionate share of taxes and other charges/levies in respect of the Society
(iv) Rs. ……for deposit towards provisional monthly contribution towards

outgoings of Society .

(v) Rs……. For Deposit towards Water, Electric, and other utility and services connection charges &

(vi) Rs……for deposits of electrical receiving and Sub Station providedin Layout.

11. The Allottee shall pay to the Promoter a sum of Rs. ..... for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law / Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment oflease.

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 carryout 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 disclosedin 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/Plot] 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.

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.

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 colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or

RCC, Pardis or other structural members in the Apartment without the prior written permission of the 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 factor 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.

xii. 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.

15. 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.

16. 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.

17. **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/] 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].

18. **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.

19. **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.

20. **RIGHT TO AMEND**

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

21. **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/Plot] for all intents and purposes.

22. **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.

23. **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVERREFERRED 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.

24. **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 andactions 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.

25. **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__.

26. The Allottee and/or Promoter shall present this Agreement as well as theconveyance/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.

27. 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 below:

_____Name of Allottee
_____(Allottee's Address)
Notified Email ID:_____

M/s_____Builders name
_____(Builders Address)
Notified Email ID:_____

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.

28. **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.

29. **Stamp Duty and Registration :-** The charges towards stamp duty and Registrationof this Agreement shall be borne by the allottee.

30. **Dispute Resolution :-** Any dispute between parties shall be settled amicably**.** Incase of failure to settled the dispute amicably, which shall be referred to the _____ Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

31. **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.

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

SCHEDULE – "A" ABOVE REFERRED TO

Description of the Project land

ALL THAT Piece and parcel of Non-Agriculture land having total plotable Area is 3950 Sqr. Mtrs. out of these area plotable Area of 3549.47 Sqr. mtrs. bearing Survey No. 40/2/1 and land of Open Space having an area of 400.54 Sqr.Mtrs.bearing Survey No. 40/2/1/OPEN SPACE of Mouza Beltarodi, P.H. No. 38, held in Occupancy Class 1 Rights, situated in Town Beltarodi, within the limits of Nagar Parishad Beltarodi, in Tahsil Nagpur (Gramin) and District: Nagpur.

ON THE EAST	**:**	**BY SURVEYNO.39, 59 & 58**
ON THE WEST	**:**	**BY SURVEY NO. 41**
ON THE NORTH	**:**	**BY SURVEY NO. 40/2**
ON THE SOUTH	**:**	**BY SURVEY NO. 40/1**

SCHEDULE – "B" ABOVE REFERRED TO

Description of the Apartment

Name of Building : NAKSHATRA APARTMENT.

Apartment No.	Floor	Carpet Area Sq. Mtrs	Built up Area Sq. Mtrs	Open Terrace Sq. Mtrs	Undivided Share in Land (%)
-------	------	--------	--------	-	--------

The said Apartment is bounded as under :

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

SCHEDULE – "C" ABOVE REFERRED TO

[Description of common areas and facilities]

a) Covered and uncovered Parking Facility is provided on available open land to the said Building on Mezzanine Floor for Residential Flats.
b) Common passage leading to the Stair Ways.
c) Compound wall as per Architect Design
d) The following facilities located throughout the building.

i) 4 (Four) Staircase/s is provided to the Residential is provided to the Building.
ii) 2 (Two) Bore well is provided to the said Building.
iii) Sump with Electric Motor and Pump.
iv) Plumbing network, throughout the building.
v) Electric wiring network throughout the building.
vi) Necessary light and public water connections.
vii) ____ (_____) Overhead Water Tank having two compartment _____ (____) for Grampanchayat Water supply if available.
viii) 4 Lift having capacity of ___ Passengers with Back-up Arrangement.
ix) The foundation and main walls, columns, girders, beams and roofs of the building as described in the plan which forms a part of this Deed as Exhibit-A hereof.
x) 1 (one) Swimming Pool provided to the said Building.

xi) Small Garden is provided to the said Building.

xii) Open Gymnasium (Green Gym) or Covered Gymnasium is provide in the Building.

xiii) A Small TV Theater is provided to the said Building.

SPECIFICATION (ANNEXURE – A)
(FOR – APARTMENT)

FOUNDATION AND PLINTH :-

1. **The** construction shall be R.C.C. framed structure, consisting of R.C.C. Footings, Columns, Plinth, Beams, Lintels, Slabs etc. as per the design given by the Structural Engineer.

2. **The** depth of excavation shall depend upon the nature of the soil from the road level or as per the design given by the Structural Engineer.

3. **The** excavation pits shall be filled by earth after concrete work of footing & column is over.

4. **The** plinth shall be as per the plan given in drawing and shall be in R. C. C. plinth and floor as per the design given by the builder and 0.150 Mtr. Thick in Brick masonry (Mud or Cement/ Ash Brick) in cement mortar of ratio 1:6, if required to reach the plinth height. The height of the plinth is measured from the centre level of road shall be 0.3 M. maximum.

5. **The** plinth shall have earth excavated material filling above the Ground level and a layer of boulder / murrum about 20 Cms. In thickness above it and finally a layer of flooring.

6. **All the** exterior walls shall be of 0.15 Mtr. thick T. M. Brick masonry in 1:6 cement mortar whereas all the internal wall shall be that of 12 Cm. of T. M. Brick masonry in 1:6 cement mortar.

7. **The** internal levels shall have R.C.C. lintels and lintel beam as per R.C.C. design given by the Builder. The height of the lintel shall be 2.1 Mtr. from the floor slab level.

8. **The** Bedroom and Kitchen room shall have No R.C.C. loft and also No loft / Chajja over Latrine and Bathroom.

9. **All the** Windows, Ventilators, opening falling on the external side shall have R.C.C. Chajjas 0.45 Cms. in width provided that the windows, ventilators, opening covered by Balcony projection shall be excluded with this provision.

10. Slab shall have R. C.C. beams as per the R.C.C. design. The balconies shown at the slab level shall be provided as shown in the plan. The height of the slab to slab top shall be 2.80 Mtr. Maximum.

DOORS, WINDOWS AND VENTILATORS

11. The Front door shall be in Veneer Sun Mica Coated 35 mm Flash Door and all the other doors shall be R.C.C. frame of size 30 x 30 x 5 mm without ventilators of 16 mm gauge provided with 3 numbers of iron hold fast nailed to frame 3 No. on each side of the frame. All the shutters shall be in 30 mm in thickness, particle board flush door panels with necessary fitting and fixtures such as tower bolts, latches aldrops etc. as per the design given by the builder.

12. Windows, Ventilators :- All the windows are in Aluminum black powder coating Sliding windows with M. S. Grill. The sliding windows having white Transparent glass (3.0 to 4 mm thick) and ventilators for latrine and bathroom shall be Aluminum with full white Bajri Glass with necessary fittings and fixtures.

PLASTER

13. Cement Plaster :- All the walls and ceiling shall be provided with cement plaster with cement mortar 1:6.

14. The external plaster shall have the combination of sponge cement plaster as per the design given by the builder.

FLOORING

15. Drawing hall, Bed Room, Study Rooms, Kitchen, Dining, Balcony and the Passage shall have off white / ivory vitrified tiled flooring (900mm X 900mm) or (600mm X 1200mm) at the rate of Rs. 40/- per Sq. Ft.

16. Whereas the latrine and bathroom shall have cast-in-situ flooring or non skied ceramic tile. The kitchen otta 3 feet., bathroom / toilet 7 feet. having off white/ coloured glazed tiles respectively.

MISCELLANEOUS ITEMS

17. Cooking Platform shall be in quality black granite stone and necessary provisions will be made for Gas Cylinder (approximately 10 feet in length with steel sink.

COLOURING AND PAINTING WORK

18. **All walls** & Ceiling of all the rooms from inside shall be provided with putty with off white / Ivory colour, dry distemper. Good Quality Paint will be provided from the outer side of flat.

19. **All doors**, windows, ventilators, shall be given single coat of primer and two coats of good quality oil paint (door off white),M. S. Grill, ventilators (Black colour).

SANITORY AND PLUMBING WORK

20. **Toilet** shall have white Indian pattern commode/ western pattern with provision of weight cock for flushing system (one in each toilet). Jaguar, Parry ware, Arc, Johnson Pedder Or equivalent heavy quality material in all Toilets.

21. **The one** white wash basin with all necessary fittings shall be provided in each toilet.

22. **The** water supply shall be through ½" G.I. Pipe except for downward connections and the number of taps shall be as under :-

1) Latrine	-	1 No. tap from o/h water tank.
2) Bathroom	-	1 No. tap from o/h water tank three in one system.
3) Bathroom	-	1 No. shower from o/h water tank
4) Basin	-	1 No. tap from o/h water tank.
5) Sink in Kitchen	-	1 No. tap from water tank.
6) Sink in Kitchen	-	1 No. tap from o/h water tank.
7) Washing Platform	-	1 No. tap from o/h water tank.

ELECTRIFICATION

23. **All wiring** shall be concealed and shall be upto meter board only. The distribution of the electric points shall be as under. Switches and switch box shall be of quality make.

1) Drawing room	-	Two Fan Point, Two Light Points, One Plug Point, One Bell at the entrance space, One cable T.V. point.
2) Bed room /	-	One Fan Point, Two light Point, One plug point, study room
3) Latrine/Bathroom Passage	-	One Light Point each, Geyser Point in bathroom. (Power point)
4) Kitchen	-	One Light Point, One Fan Point,

Two plug point, One Point for Grinder / Mixer.

5) Balconies - One Light Point in each balcony.

24. **STAIRCASE :-** A common staircase for all the flat purchaser shall be provided.

25. **The builder** being the qualified Engineer the entire work shall be carried out under his instructions and supervision and his decision shall be final and binding on the Purchaser.

26. **The** plot shall have compound wall from all side with _____ feet Gate.

27. **LIFT :-** **(4)** 6/8 Passenger Lift with Battery backup system.

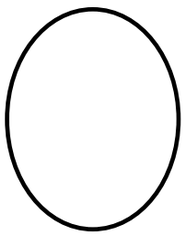
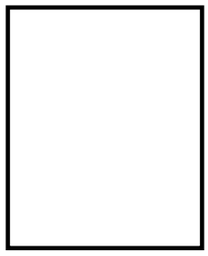
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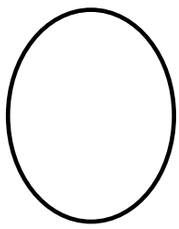
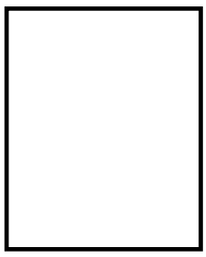
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MAINTENANCE SCHEDULE

Rs. 1,00,000 /- Towards initial Maintenance Deposit to be paid on or before Registration of Sale Deed

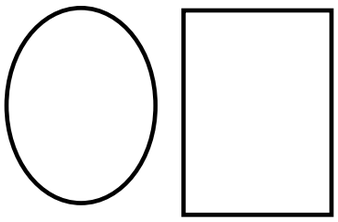
_____
Rs. 1,00,000/-
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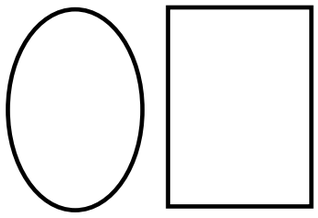
Drafted by : Shri. Avinash M. Tarpe

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			**(AVINASH MANOHARRAO TARPE)** **Partner M/s. Maharshee Builders** **VENDORS**

02			(SHRI. ----------) **PURCHASER**

WITNESSES :





1) _____ **(2)** _____