

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at Mumbai on this ____ day of ____ 2024 BETWEEN:

M/s. AYAANSH BUILDCON LLP, a Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at 7th Floor, Corporate Centre, Andheri Kurla Road, Andheri East, Mumbai 400 059, represented by Mr. Devesh R Gupta (Partner) and Mrs. Anushree Gupta (Partner), hereinafter referred to as the "**DEVELOPER/PROMOTER**", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the directors for the time being and partner from time to time of the said firm and its permitted successors and permitted assigns) of the **ONE PART**;

AND

_____) , adults Indian inhabitants both residing at _____

(PAN:

hereinafter referred to as "**THE ALLOTTEE/PURCHASER/S**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include in the case of an individual/s his/her/their respective heirs, executors, administrators and permitted assigns and in the case of a partnership firm the partners or partner for the time being constituting of the said the firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and their/his/her permitted assigns and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parcenership and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in the case of a body corporate, its successors in title and permitted assigns) of the **OTHER PART**

The Developer/Promoter and the Purchaser/s/ Allottee/s, parties hereto shall, in this Agreement, wherever the context so requires, be collectively referred to as the “**Parties**” and individually as the “**Party**”.

WHEREAS:

A. One M/s. K.K. Patel & Sons was the Original Owner of the property ALL that piece or parcel of land or ground situate and being lying at Plot No. 231 and situated at Town Planning Scheme Ghatkopar No. III (Final) and CTS No. 5797 Mauze Ghatkopar Kurla Taluka in the Registration Sub-District at Kurla contained by admeasuring 626.30 square meters equivalent to 749 square yards or thereabouts together with building of the Society viz. Manju Apartment Co-Operative Housing Society Limited (hereinafter referred to as “the said property”) as more particularly described in the First Schedule hereunder written.

B. Under a Deed of Conveyance dated 17th February, 1989 entered into between the said M/s. K.K. Patel & Sons and Manju Apartment Co-Operative Housing Society Limited, the Said M/s. K.K. Patel & Sons has sold, transferred, assigned and conveyed the said property in the name of Manju Apartment Co-Operative Housing Society Limited (hereinafter referred to as “**the said Society**”) for the consideration and other terms and conditions as specifically mentioned in the said Deed of conveyance. The said Deed of Conveyance dated 17/2/1989 was duly registered with the Sub-Registrar of Assurances bearing registration No. BOM/PBBJ-797-1989.

C. **Manju Apartment Co-Operative Housing Society Limited** the Society herein The Society is seized and possessed of or otherwise well and sufficiently entitled to the Said Property as more particularly described in First Schedule herein under written;

D. The Society and its Members have decided to explore the potential of the said Property by demolishing the said Old Building and constructing thereon a new building by utilizing basic/originating Floor Space Index (hereinafter referred to as “Base FSI”), additional Floor Space Index by way of Transferable Development Rights (hereinafter referred to as “TDR”), Fungible Compensatory FSI (hereinafter referred to as “Fungible FSI”), and the permissible Compensatory Floor Space Index (hereinafter referred to as “Compensatory FSI”) [the FSI, TDR and Compensatory FSI is hereinafter collectively referred to as “Total FSI”] as presently available, as per the prevailing Development Control & Promotion Regulations for

Greater Mumbai (hereinafter referred to as “the DCPR”) and other rules and regulations as applicable to the said Property. At a special General Body Meeting of the Society convened on 14th March 2021 a majority of the Members have resolved to redevelop the said Property by Utilizing the Maximum FSI as described above and approvable as per the DCPR 33(7) and MCGM Policy after demolishing the said old building and the Members have resolved to engage the services of a suitable Developer.

E. After scrutinizing various offers, the Managing Committee placed before the General Body the proposal received from **M/s. AYAANSH BUILDCON LLP** for the consideration of the General Body. Pursuant thereto, the said offer letters dated 22nd January, 2022 was discussed between the Society and **M/s. AYAANSH BUILDCON LLP** at the Special General Body Meeting held on 12.06.2022 the Managing Committee placed before the General Body the said Final Offer Letters received from **M/s. AYAANSH BUILDCON LLP** and by majority selected **M/s. AYAANSH BUILDCON LLP** (herein after referred to as the “**Developer/Promoter**”) i.e. the Developer herein to redevelop the said Property.

F. By Development Agreement dated 21st June, 2023 registered with the Sub-Registrar of Assurances at Kurla No. 1 under Serial No. KRL1-12121 of 2023 executed between the Society (therein referred to as ‘the Society’) of the First Part, the Members (therein collectively referred to as ‘the Members’) of the Second Part, the Developers (therein referred to as ‘the Developers’) of the Third Part and the Corporate Guarantors (therein referred to as the Corporate Guarantor) of the Fourth Part, granted to the Developers development rights to redevelop the said Property upon the terms and conditions contained therein (hereinafter referred to as the “said Development Agreement”). Copy of Index II of said development Agreement is Annexed hereto as **Annexure-“A”**.

G. By Power of Attorney dated 21st June, 2023 registered with the Sub- Registrar at Kurla No. 1 under Serial No KRL1-12123 of 2023 executed between the Society (therein referred to as ‘the Society’) of the First Part and the Developers (therein referred to as ‘the Developers’) of the of the Other Part, the Original owner (the said Society therein) granted to the Developers all necessary powers to redevelop the said Property upon the terms and conditions contained therein (hereinafter referred to as the ‘said Power of Attorney’). Copy of Index II of said Power of Attorney is Annexed hereto as **Annexure-“B”**.

H. The Developer/Promoter is well and sufficiently entitled to redevelop the said Property by demolishing the said Old Building and constructing a new building viz. Residential and Commercial building where commercial premises shall be on Ground Floor on the said Property in accordance with the plans, designs, specification approved by the concerned local authority and which has been seen and approved by the Purchaser/s / Allottee/s with only such variations and modifications as the Developer/Promoter may consider necessary or as may be required by the concerned local authority/ Government / Architect and/or Structural Consultant and such modifications shall be made after getting consent from Purchaser/Allottee.

I. The Developer/Promoter has entered into a standard agreement with Architect _____ (hereinafter referred to as “the Architect”) registered with the Council of Architects and with Structural Consultant _____ Architects. (hereinafter referred to as “the Structural Consultant”) and such agreement is as per the agreement prescribed by the Council of Architects and the Developer accept the professional supervision till the completion of the New building;

J. The Developer/Promoter is desirous of constructing a new building known as “_____” comprising of Stilt and Commercial premises on Ground Floor and ___ Upper Residential/habitable Floors and a Mechanical Car Parking Tower on the said Property.

K. The Developer has commenced the construction of the building to be known as “_____” proposed to be comprising of Stilt and Commercial premises on Ground Floor and ___ Upper Residential/habitable Floors and a Mechanical Car Parking Tower on the said Property (hereinafter referred to as “the New Building”) and has registered the New Building with the Real Estate Regulatory Authority (“Authority”), under the provisions of the Real Estate (Regulation and Development) Act, 2016 (“RERA”) read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 (“RERA Rules”). The Authority has duly issued the Certificate of Registration bearing No. _____ dated _____ (hereinafter referred to as “the RERA Certificate”) for the Project and a copy of the RERA Certificate is annexed and marked as **Annexure-“C”** hereto. The Purchaser/ Allottee/s has, prior to the date hereof, examined a copy of the RERA Certificate and has caused the same to be examined in detail

by his/her/their/its Advocates and Planning and Architectural consultants. The Purchaser/ Allottee/s has also examined all documents and information uploaded by the Developer/Promoter on the website of the Authority as required by RERA and the RERA Rules and has understood the documents including Development Agreement and Power of Attorney and information in all respects including the right, title and interest of the Developer/Promoter in the development of the said property.

L. The title and the right of the Developer/Promoter to redevelop the said Property and sell the flats in the New Building to be constructed by the Developer/Promoter on the said Property is certified by Advocate Mr. Rutvij Bhatt as per her Title Certificate dated _____, a copy whereof is annexed hereto and marked **Annexure-“D”**. Prior to the execution of these presents the Developer/Promoter has given inspection of all the documents and title deeds in respect of the said property, various permissions and sanctions granted by concerned authorities as well as plans, designs and specifications prepared by the architects of the Developer/Promoter and approved by M.C.G.M and all other authorities as are specified under the RERA and the Rules made there under and the Purchaser/s is/are satisfied and shall not raise any objection about the ownership / title /right / interest of the Developer/Promoter herein future.

M. The Developer/Promoter has the right to sell the flats in the new building to be constructed by the Developer/Promoter on the said Property and to enter into this Agreement with the Purchaser/s/ Allottee/s of the flats to receive the sale consideration in respect thereof. The said Property card reflects the name of the Society. Annexed hereto and marked **Annexure-“E”** is the copy of Property Card;

N. The Developer/Promoter has appointed the Architect to draft construction plans of the New Building by utilizing the entire 2.97 FSI (Floor Space Index) including (Base FSI, Fungible FSI, TDR, and Compensatory FSI as per present norms. Any FSI Increase in future, as may be available under the DCPR and/or any other rules/regulations/laws applicable to the said Property shall be negotiated between the Developer/Promoters and the society. The Intimation of Disapproval No. P-

_____ dated _____ (“IOD”) has been granted by the Municipal Corporation of Greater

Mumbai (herein after referred to as "MCGM"). Copy of the IOD is annexed hereto as **Annexure-"F"**. The copy of Authenticated copies of the plans of the Layout as proposed by the Developer/Promoter and according to which the construction of the building and open spaces are proposed to be provided for on the said project approved Block Plan, Location/Layout Plan and Plan showing Open Spaces is annexed hereto and marked as **Annexure-"G"**. The copy of the Commencement Certificate bearing No _____ dated _____ issued by the MCGM pursuant to the IOD is annexed at **Annexure-"H"**. The Developer/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 MCGM or any concerned local authority at the time of sanctioning of the said plans or thereafter and shall before handing over possession of the residential premises to the purchasers/ Allottees, obtain from MCGM or any concerned local authority occupation/completion certificate in respect of the new building.

O. Prior to the execution of the presents the Purchaser is satisfied by the information furnished by the Developer/Promoter and the Purchaser(s) has/have also taken independent legal advice for the same.

P. The Purchaser has agreed to purchase the said Flat after going through all the conditions stated in the sanctioned plans by the respective competent authorities and further confirms that all such conditions shall be bound and abided by the purchaser/s strictly. The Purchaser has independently made himself/herself/theirself aware about the specifications and internal amenities to be provided in the said flat by the Developer/Promoter and is made aware of the limitations, usage policies, and maintenance of installed items, fixtures and fittings

Q. The Purchasers has/have approached the Developer/Promoter with a request to sell/allot residential flat No. _____ on the _____ Habitable Floor having RERA Carpet Area admeasuring _____ Sq. Ft. i.e _____ Sq. mtrs **RERA Carpet area** as defined under RERA Act plus exclusive balcony and/or dry balcony included in FSI admeasuring _____ Sq. Ft. i.e _____ Sq. Mtrs i.e Total admeasuring _____ **Sq. Ft. i.e _____ Sq. Mtrs RERA Carpet Area** of the said Building "_____" being constructed by the Developer/Promoter on the said Property (hereinafter referred to as "said Flat") and more particularly described in Second Schedule

hereunder written and shown on the typical floor plan hereto annexed as Annexure-“I” bounded by red color line together with a Car Parking slot No. ___ in the Mechanical Tower Car parking to be constructed/installed.

R. “RERA Carpet Area” means the net useable floor area of an Flat, excluding areas covered by external walls, the area under service shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Purchaser/s, but includes area covered by internal partition walls of the Flat.

S. Prior to the execution of these presents the Allottee has paid to the Developer/Promoter a sum of Rs..... (Rupees) only, being part payment of the sale consideration of the Flat agreed to be sold by the Developer/Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Developer/Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Developer/Promoter the balance of the sale consideration in the manner hereinafter appearing.

T. Under Section 13 of RERA the Developer/Promoter are required to execute a Written Agreement for sale of the said Flat to the Purchaser/s being in fact these presents and also to register the said Agreement under the Registration Act, 1908.

U. In accordance with and subject to the terms and conditions set out in this Agreement, the Developer/Promoter hereby agrees to sell and the Purchaser/s hereby agrees to purchase and acquire, the Flat and Car parking space in Mechanical Car Parking Tower and the right to use the Common Areas.

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

1. The Developer/Promoter shall construct the said building/s consisting of Stilt and Commercial premises on Ground Floor and ___ Upper Residential/habitable Floors and a Mechanical Car Parking Tower on the said Property i.e 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 Developer/Promoter shall have to obtain prior consent in writing of the Allottee/Purchaser/s in respect of variations or modifications which may adversely affect the Flat of the Allottee/Purchaser/s except any alteration or addition required by any Government authorities or due to change in law.

2. (i) The Allottee hereby agrees to purchase from the Developer/Promoter and the Developer/Promoter hereby agrees to sell to the Allottee/Purchasers Flat No. ____ admeasuring ____ Sq.ft RERA Carpet area equivalent to ____ sq. metres RERA Carpet area in the building to be constructed (hereinafter referred to as "the Flat") as shown in the Floor plan thereof hereto annexed and marked **"Annexure-I"** for the consideration of Rs. _____/- (Rupees _____ Only) 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).

(ii) The Allottee/Purchasers hereby agrees to purchase from the Developer/Promoter and the Developer/Promoter hereby agrees to sell to the Allottee/Purchasers __ car parking slot No. __ in Mechanical Car Parking Tower admeasuring _____sq. ft. having ____ft. length x _____ft. breath x____ft. vertical clearance **being constructed in the layout for the consideration of Rs. _____/- (Rupees _____ Only).**

(a) The total aggregate consideration amount for the Flat including 1 Mechanical Car Parking Tower space is thus Rs./- (Rupees _____ Only) **(subject to Deduction of Tax at Source [TDS] as per the provisions of the Income Tax Act, 1961, if applicable) as under.**

(b) The Allottee/Purchaser has paid on or before execution of this agreement a sum of Rs. _____ (Rupees _____ Only) as advance payment or application fee and hereby agrees to pay

to that Promoter the balance amount of Rs. _____/- (Rupees _____ Only) (not exceeding 10% of the total consideration) (subject to Deduction of Tax at Source [TDS] as per the provisions of the Income Tax Act, 1961, if applicable) and shall be deposited in RERA Designated Collection Bank Account No. 4149770893, Kotak Mahindra Bank, Andheri-Kurla Branch having IFS Code KKBK0000651 situated at Ground Floor, Centre Point, J. B. Nagar, Andheri-Kurla Road, Mumbai 400 059. In addition to the above bank account, Promoter have opened in the same bank, RERA Designated Separate Bank Account No. 4149770909 and RERA Designated Transaction Bank Account having Account No. 4148965115 respectively."

Balance amounts shall be paid by the Allottee/Purchaser in the following manner :-

- i. Amount of Rs...../- (Rupees _____ Only) (not exceeding 30% of the total consideration) to be paid to the Developer/Promoter after the execution of Agreement
- ii. Amount of Rs...../- (Rupees _____ Only) (not exceeding 45% of the total consideration) to be paid to the Developer/Promoter on completion of the Plinth of the building in which the said Flat is located.
- iii. Amount of Rs...../- (Rupees _____ Only) (not exceeding 70% of the total consideration) to be paid to the Developer/Promoter on completion of the slabs including podiums and stilts of the building in which the said Flat is located.
- iv. Amount of Rs...../- (Rupees _____ Only) (not exceeding 75% of the total consideration) to be paid to the Developer/Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Flat.
- v. Amount of Rs...../- (Rupees _____ Only) (not exceeding 80% of the total consideration) to be paid to the Developer/Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Flat.
- vi. Amount of Rs...../- (Rupees _____ Only) (not exceeding 85% of the total consideration) to be paid to the Developer/Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building in which the said Flat is located..
- vii. Amount of Rs...../- (Rupees _____ Only) (not

exceeding 95% of the total consideration) to be paid to the Developer/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 maybe prescribed in the Agreement of sale of the building in which the said Flat is located.

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

- (c) The Total Price above excludes Taxes (consisting of tax paid or payable by the Developer/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 Developer/Promoter) up to the date of handing over the possession of the Flat. **The quantum of such taxes, levies, duties, cesses, charges as decided/quantified by the Developer/Promoter shall be binding on Purchaser/s. The Purchaser/s is/are solely responsible for deduction, remittance and providing appropriate credit to the Developer/Promoter, of the applicable TDS (Tax Deducted at Source), if any, in respect of this presents and/or the Total Consideration. After making the payment of TDS as statutorily required and as agreed herein, the Allottee/s shall produce to the Promoters the TDS Certificate in Form 16B evidencing the payment of respective TDS made by the Allottee/s within 21 (twenty one) days of making such payment. It is hereby clarified that the payment of TDS is the liability of the Allottee/s under the Income Tax Act, 1961 and in the event of the failure of the Allottee/s to pay the same, the Allottee/s alone shall be liable and responsible for interest, penalty and/or any other consequences under the Act. The Purchaser/s hereby indemnifies/indemnify and keep/s indemnified the Developer/Promoter against all claims, costs, charges and expenses that may be made against or occasioned to or suffered by the Developer/Promoter for non-deduction and/or non-remittance of the applicable TDS (if any), by the Purchaser/s in respect of this presents and/or the Total Consideration.**

(d) 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 Developer/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 Developer/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 Developer/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 Developer/Promoter.~~

(e) The Developer/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 3%. The total price payable for the carpet area shall be recalculated upon confirmation by the Developer/Promoter. If there is any reduction in the carpet area within the defined limit then Developer/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 Developer/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.

(f) The Allottee authorizes the Developer/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

Developer/Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Developer/Promoter to adjust his payments in any manner.

3. The Developer/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 Flat to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Flat.

3.1. Time is essence for the Developer/Promoter as well as the Allottee. The Developer/Promoter shall abide by the time schedule for completing the project and handing over the Flat to the Allottee and the common areas to the existing Society 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 Developer/Promoter as provided in clause 1 (c) herein above. ("Payment Plan").

4. The Developer/Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is square meters only and Developer/Promoter has planned to utilize Floor Space Index of _____ by 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 Developer/Promoter has disclosed the Floor Space Index of _____ as proposed to be utilized by Developer/Promoter on the project land in the said Project and Allottee has agreed to purchase the said Flat based on the proposed construction and sale of Flats to be carried out by the Developer/Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to

Developer/Promoter, Society and Society's Existing members as per terms of Development Agreement.

5.1. If the Developer/Promoter fails to abide by the time schedule for completing the project and handing over the Flat to the Allottee, the Developer/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 Developer/Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Developer/Promoter under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Developer/Promoter.

5.2. Without prejudice to the right of Developer/Promoter to charge interest in terms of sub **clause 5.1** above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Developer/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 Developer/Promoter shall at his own option, may terminate this Agreement:

Provided that, Developer/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 Developer/Promoter within the period of notice then at the end of such notice period, Developer/Promoter shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Developer/Promoter shall refund to the Allottee (subject to adjustment/forfeiture and recovery of any agreed liquidated damages of 10% of amount received, interest, brokerage paid by Developer/Promoter) within a period of thirty days of the termination, the instalments of sale consideration of the Flat which may till then have been paid by the Allottee to the Developer/Promoter.

6. The fixtures and fittings with regard to the flooring and sanitary fittings and internal amenities like **make lift of** **numbers** to be provided by the Developer/Promoter in the said Flat are set out in **“Annexure-J”**, annexed hereto.

7. The Developer/Promoter shall give possession of the Flat to the Allottee on or before..... day of20___. If the Developer/Promoter fails or neglects to give possession of the Flat to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Developer/Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Flat with interest at the same rate as may mentioned in the Rules from the date the Developer/Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Developer/Promoter shall be entitled to reasonable extension of time for giving delivery of Flat on the aforesaid date, if the completion of building in which the Flat is to be situated is delayed on account of -

7.1. war, civil commotion or act of God ;

7.2. any notice, order, rule, notification of the Government and/or other public or competent authority/court.

8.1. Procedure for taking possession - The Developer/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 said Flat, 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 Developer/Promoter shall give possession of the Flat to the Allottee. The Developer/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 Developer/Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Developer/Promoter or Society, as the case may be. The Developer/Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project.

8.2. The Allottee shall take possession of the Flat within 15 days of the written notice from the promotor to the Allottee intimating that the said Flats are ready for use and occupancy.

9. Failure of Allottee to take Possession of Flat: Upon receiving a written intimation from the Developer/Promoter as per **clause 8.1**, the Allottee shall take possession of the Flat from the Developer/Promoter by executing necessary Possession Letter indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Developer/Promoter shall give possession of the Flat 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.

10. If within a period of five years from the date of handing over the Flat to the Allottee, the Allottee brings to the notice of the Developer/Promoter any structural defect in the Flat or the building in which the Flat are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Developer/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 Developer/Promoter, compensation for such defect in the manner as provided under the Act.

11. It is clarified that the liability of the Developer/Promoter under Clause 10 shall not extend to:

a. any such defects if the same have been caused by reason of the default and/or negligence of the Purchaser/s and/or any other purchasers in the New Building (including the family members, servants, occupants, licensees of such Purchasers) i.e. against the guidelines, precautions, warranties, warnings on the products, provided by the Developer/Promoter/Utility Providers for the said New Building.

b. The Purchaser/s and/or any other purchasers in the New Building (including the family members, servants, occupants, licensees of such Purchasers) shall not carry out any alterations of whatsoever in nature in the said Flat in the specific structure of the said Flat in the said building which shall include but not be limited to

columns, beams etc. or in fittings therein, in particular, it is hereby agreed that the Purchaser/s shall not make any alterations in any of the fittings, pipes, water supply connections or any erection or alterations in the bathroom, toilet or kitchen, which may result in seepage of water, if any of such works are carried out without the written consent of the Developer/Promoter the defect liability automatically shall become nil. The word defect here means only manufacturing and workmanship defect(s) caused on account of willful neglect on the part of the Developer/Promoter and shall not mean defects caused by normal wear and tear, abnormal fluctuations in the temperatures, abnormal heavy rains, vagaries of nature; negligent use of the said Flat or the Internal Fittings provided therein. Defects in Internal Fittings are not included therein and are subject to individual warranties provided by the manufacturers of such Internal Fittings in this regard.

c. That it shall be the responsibility of the Purchaser/s to maintain his Flat in a proper manner and take all due care needed including but not limited to the joints in the tiles in his Flat are regularly filled with white cement/epoxy to prevent water seepage. Further, where the manufacturer warranty as shown by the Developer/Promoter to the Purchaser/s ends before the defects liability period and such warranties are covered under the maintenance of the said Flat/building. And if the annual maintenance contracts are not done / renewed by the Purchaser/s the Developer/Promoter shall not be responsible for any defects occurring due to the same. That the project as a whole has been conceived, designed and constructed based on the commitments and warranties given by the vendors/manufacturers that all equipment's, fixtures sustainable and in proper working condition to continue warranty in both the Flat and the common project amenities wherever applicable. That the Purchaser/s has/have been made aware and that the Purchaser/s expressly agrees that the regular wear and tear of Flat/building includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature of more than 200 Degree Celcius and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect. It is expressly agreed that before any liability of defect is claimed by or on behalf of the Purchaser/s, it shall be necessary to appoint an expert who shall be a nominated surveyor who shall then submit a report to state the defects in materials used, in the structure built of the

Flat/building and in the workmanship executed keeping in mind the aforesaid agreed clauses of this agreement.

d. However, if the Purchasers carries out any alteration or addition or change in the said Flat without obtaining prior written permission of the Developer/Promoter and of the concerned authorities wherever required, or damage waterproofing treatment given by the Developer/Promoter in any manner then, in that case the liability of the Developer/Promoter shall come to an end and the Purchasers alone shall be responsible to rectify such defect or change at his/her/their/its own cost.

e. It is hereby specifically agreed by the Purchasers that he/she/they will not change the exterior, outside elevation or the colour scheme of the New Building. The Purchasers further agrees not to put up and/or extend the grills outside the window of the said Flat without obtaining the permission of the Developer/Promoter in writing. Developer/Promoter shall be entitled to remove the unauthorized change carried out by the Purchasers and restore the exterior to its original conditions at the cost of the Purchasers and recover all the expenses incurred by them along with interest @ 12% p.a., the Developer/Promoter shall not be liable or responsible for any loss or damages that may be suffered by the Purchasers while restoring the exterior of the Building to its original condition.

f. The Purchasers shall ensure while, carrying out any work in the said Flat the water proofing treatment given by the Developer/Promoter in the toilet and the kitchen is not damaged. If purchasers while carrying out any work damage the water proof base coat or any defect is occurred and as a result thereof water is leaked into the flat below the Purchaser's Flat and/or in any other flat then the Purchasers alone shall be responsible to rectify such defects at his own cost immediately after receiving communication from the Developer/Promoter and/or from the Society or owner of whose flat there is a leakage. If the Purchasers fails to carry out the said work within a period of 45 (forty-five) days then, the owner of the flat in whose there is a leakage shall be entitled to rectify the defect entirely at the costs of the Purchasers

g. The Purchaser/s shall not carry out any structural addition or alteration in the said flat, in the event he/she/it/they carries out any unauthorized work, the defect obligation of the Society/Developer/Promoter shall come to an end.

12. The Allottee shall use the Flat or any part thereof or permit the same to be used only for purpose of residence use only and shall use the car parking space for the purpose of parking cars only.

13. The Allottee along with other allottee(s) of Flats in the building shall join existing Society i.e Manju Apartment Co-operative Housing Society Limited 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 becoming a member, including the bye- laws.

16. Within 15 days after notice in writing is given by the Developer/Promoter to the Allottee that the Flat 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 Flat) of outgoings in respect of the project land and Building and Society 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 Allottee is made member of the Society, the Allottee shall pay to the Developer/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 Developer/Promoter provisional monthly contribution of Rs. 10 per Sq.ft per month towards the outgoings in advance for a period of 12 months. The amounts so paid by the Allottee to the Developer/Promoter shall not carry any interest and remain with the Developer/Promoter until Society takes charge of working of Society as per terms of Development Agreement. The Allottee shall also be liable to pay to Society proportionate, sinking fund or repair fund or corpus fund lying with the Society, as has been charged to the current members in proportion to Allottee's Area as per terms of Development Agreement.**

17. The Allottee shall on or before delivery of possession of the said premises keep deposited with the Developer/Promoter, the following amounts :-

(i) Rs. _____ for share money, application entrance

fee of the Society.

(ii) Rs. _____ For Deposit towards Water, Electric, Mahanagar Gas and other utility and services connection charges &

(iii) Rs. _____ towards Development Charges.

18. The Allottee shall pay to the Developer/Promoter a sum of Rs. 50,000/- for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Developer/Promoter in connection with Society.

19. REPRESENTATIONS AND WARRANTIES OF THE DEVELOPER/PROMOTER

The Developer/Promoter hereby represents and warrants to the Allottee as follows:

i. The Developer/Promoter have informed the Allottee/Purchaser that the present development Scheme is redevelopment where the Developer/Promoter have been granted development right by Manju Apartment Co-operative Housing Society Limited whereby after making provision for existing members the Developer/Promoters are entitled to sell remaining balance flats in open market to third party.

ii. The Developer/Promoter has also informed that under the said Development rights Developer/Promoter shall be constructing commercial premises for existing commercial member and after completing construction of such commercial portion and after obtaining Part Occupation certificate the Developer/Promoter shall be entitled to handover possession of such commercial premises to commercial member.

iii. The Developer/Promoter has clear and marketable development 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;

iv. The Developer/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;

- v. There are no encumbrances upon the project land or the Project;
- vi. There are no litigations pending before any Court of law with respect to the project land or Project;

vii. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building 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 shall be obtained by following due process of law and the Developer/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 and common areas;

viii. The Developer/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;

ix. The Developer/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 Flat which will, in any manner, affect the rights of Allottee under this Agreement;

x. The Developer/Promoter confirms that the Developer/Promoter is not restricted in any manner whatsoever from selling the said Flat to the Allottee in the manner contemplated in this Agreement;

xi. The Developer/Promoter has duly paid and shall continue to pay and discharge undispensed 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;

xii. 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 Developer/Promoter in respect of the project land and/or the Project except those disclosed in the title report.

20. The Allottee/s or himself/themselves with intention to bring all persons into whose hands the Flat may come, hereby covenants with the Developer/Promoter as follows :-

i. That the Allottee/purchasers have been provided with a copy of Development Agreement entered into between the Developer/Promoter and the Society and the Allottee/Purchasers have gone through the terms and conditions of the said Development Agreement and only after understanding the same the Allottee/Purchasers have agreed to go ahead with the purchase of said Flat and car parking. The Allottee/purchasers also undertakes to abide with the terms and conditions of Development Agreement.

ii. To maintain the Flat at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Flat is taken and shall not do or suffer to be done anything in or to the building in which the Flat 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 Flat is situated and the Flat itself or any part thereof without the consent of the local authorities, if required.

iii. Not to store in the Flat 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 Flat 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 Flat is situated, including entrances of the building in which the Flat is situated and in case any damage is caused to the building in which the Flat is situated or the Flat on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

iv. To carry out at his own cost all internal repairs to the said Flat and maintain the Flat in the same condition, state and order in which it was delivered by the Developer/Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Flat is situated or the Flat 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.

v. Not to demolish or cause to be demolished the Flat 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 Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat is situated and shall keep the portion, sewers, drains and pipes in the Flat 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 Flat is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Flat without the prior written permission of the Developer/Promoter and/or the Society or the Limited Company.

vi. 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 Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

vii. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the project land and the building in which the Flat is situated.

viii. Pay to the Developer/Promoter within fifteen days of demand by the Developer/Promoter, his share of security deposit demanded by the concerned local authority or Government additionally then what is provided or giving water, electricity, Mahanagar Gas or any other service connection to the building in which the Flat is situated.

ix. 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 Flat by the Allottee for any purposes other than for purpose for which it is sold.

x. 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 Developer/Promoter under this Agreement are fully paid up.

xi. The Allottee shall observe and perform all the rules and regulations which the Society 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 Flats 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 regarding the occupancy and use of the Flat 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.

xii. End of 12 months of receipt of Occupation Certificate of the building in which Flat is situated is executed in favour of Society/Limited Society, the Allottee shall permit the Developer/Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said building or any part thereof to view and examine the state and condition thereof.

21. The Developer/Promoter shall maintain a separate account in respect of sums received by the Developer/Promoter from the Allottee as advance maintenance, or deposit, sums received on account of the share capital for the Co-operative Society or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

22. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Flats and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Flat hereby agreed to be sold to Allottee/Purchaser and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Developer/Promoter until the said structure of the building **is handed over to existing Society.**

23. DEVELOPER/PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

After the Developer/Promoter executes this Agreement he shall not mortgage or create a charge on the Flat 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 Flat.

24. BINDING EFFECT

Forwarding this Agreement to the Allottee by the Developer/Promoter does not create a binding obligation on the part of the Developer/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 Developer/Promoter. If the Allottee(s) fails to execute and deliver to the Developer/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 Developer/Promoter, then the Developer/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.

25. 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 Flat, as the case may be.

26. RIGHT TO AMEND

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

**27. 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 Flat, in case of a transfer, as the said obligations go along with the Flat for all intents and purposes.

28. 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.

29. 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 Flat to the total carpet area of all the Flat in the Project.

30. 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.

31. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Developer/Promoter through its authorized signatory at the Developer/Promoter's Office, or at some other place,

which may be mutually agreed between the Developer/Promoter and the Allottee, in Mumbai after the Agreement is duly executed by the Allottee and the Developer/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 Mumbai.

32. The Allottee and/or Developer/Promoter shall present this Agreement as well at the proper registration office of registration within the time limit prescribed by the Registration Act and the Developer/Promoter will attend such office and admit execution thereof.

33. That all notices to be served on the Allottee and the Developer/Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Developer/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. AYAANSH BUILDCON LLP

Mr. Devesh R Gupta

Notified Email ID:

Address: 7th Floor, Corporate Centre, Andheri Kurla Road, Andheri East, Mumbai 400 059

It shall be the duty of the Allottee and the Developer/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 Developer/Promoter or the Allottee, as the case may be.

34. JOINT ALLOTTEES

That in case there are Joint Allottees all communications shall be

sent by the

Developer/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.

35. Stamp Duty and Registration :-

The charges towards stamp duty and Registration of this Agreement shall be borne by the allottee.

36. Dispute Resolution :-

Any dispute between parties shall be settled amicably.

In case of failure to settle the dispute amicably, which shall be referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

37. 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 Mumbai civil 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 Mumbai in the presence of attesting witness, signing as such on the day first above written.

FIRST SCHEDULE OF THE PROPERTY

ALL that piece or parcel of land or ground situate and being lying at Plot No. 231 and situated at Town Planning Scheme Ghatkopar No. III (Final) and CTS No. 5797 Mauze Ghatkopar Kurla Taluka in the Registration Sub-District at Kurla contained by admeasuring 626.30 square meters equivalent to 749 square yards or thereabouts and bounded as follows:

**On or : 30 Feet Road
towards the
North**

On or towards the South : Plot No. 230

On or towards the East : Plot No. 242-B

On or towards the West : Public Road 60 Ft (also known as RB Mehta Road)

THE SECOND SCHEDULE ABOVE REFERRED TO

The facilities / amenities provided in the building and / or provided in the common areas and / or in layout as the case may be, shall be specially listed / mentioned in the Second Schedule at the model form of agreement provided at Annexure 'A' under rule 10 of the rules in the manner as enumerated hereunder:

Second Schedule above referred to

A.) Description of the common areas provided.

Sr. No	Type of Common Areas Provided	Proposed date of Occupancy Certificate	Proposed Date of Handover for use	Size / Area of the common areas provided
1	Entrance Lobby	30 th March 2027	1 st April 2027	19 Sq. Mtr.
2	Society Office	30 th March 2027	1 st April 2027	19.98 Sq. Mtr.
3	Fitness Centre	30 th March 2027	1 st April 2027	40.50 Sq. Mtr.
4	Servant Toilet Ground Floor	30 th March 2027	1 st April 2027	1.71 Sq. Mtr.
5	Meter Room	30 th March 2027	1 st April 2027	6.91 Sq. Mtr.
6	Part terrace above 5 th floor	30 th March 2027	1 st April 2027	85.95 Sq. Mtr.
7	Part terrace above 6 th floor	30 th March 2027	1 st April 2027	125.46 Sq. Mtr.
8	Common Lift Lobby 1 st to 6 th floor	30 th March 2027	1 st April 2027	11.30 Sq. Mtr. on each floor.

B.) Facilities Amenities provided/to be provided within the building including in the common area of the buildings:

Sr. No.	Type of Facilities / Amenities provided	Phase name / Number	Proposed Date of Occupancy Certificate	Proposed Date of Handing over to the Society / Common Organization	Size / area of the facilities / amenities	FSI Utilised or free of FSI
1	Fully Furnished Entrance lobby with Air conditioner, CCTV and Intercom Facility	NA	30 th March 2027	1 st April 2027	19 Sq. Mtr.	FREE
2	Fully Furnished Society Office with Air conditioner and Computer set.				19.98 Sq. Mtr.	FREE
3	Fully Equipped Fitness centre with equipment's as per size of the area.				40.50 Sq. Mtr.	FREE
4	Fully functional Servant toilet				1.71 Sq. Mtr.	FREE
5	Decorated part terrace above 5 th and 6 th floor.				211.41 Sq. Mtrs.	FREE
6	Fully Furnished Common lift lobby 1 st to 6 th floor				11.30 Sq. Mtrs. Each	FREE

C.) Facilities Amenities provided/to be provided within the layout and/or common area of the layout:

Sr. No.	Type of Facilities / Amenities provided	Phase name / Number	Proposed Date of Occupancy Certificate	Proposed Date of Handing over to the	Size / area of the facilities	FSI Utilised or free of FSI
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				Society / Common Organization	/ amenities	
1	NA	NA	NA	NA	NA	NA
2	NA	NA	NA	NA	NA	NA

D.) The size and the location of the facilities / amenities in form of open spaces (RG / PG etc.) Provided / to be provided within the plot and / or within the layout:

Sr. No.	Type of Open Spaces (RG/PG) to be provided	Phase name / Number	Size open spaces to be provided	Proposed Date of availability for use	Proposed date of handing over to the common organization
1	NA	NA	NA	NA	NA
2	NA	NA	NA	NA	NA

E.) Details and specifications of the lifts:

Sr. No.	Type Lift (passenger/service/stretchers/goods/fire/evacuation/any other)	Total no. of Lifts Provided	Number of passenger or carrying capacity in weights (KG)	Speed (Mtr. / Sec)
1	Passenger	1	10 Passenger (680kg)	1.6 Mtr. / Sec
2	Passenger (stretcher size)	1	15 Passenger (1020kg)	1.6 Mtr. / Sec

Note:

At 'A': to provide the details of the common areas provided for the project.

At 'B': to provide the details of facilities amenities provided/to be provided within the building including in the common area of the buildings

At 'C': to provide the details of facilities amenities provided/to be provided within the layout and/or common area of the layout.

At 'D': to provide the details of the facilities / amenities in form of open spaces (RG / PG etc.) Provided / to be provided within the plot and / or within the layout

At 'E': to provide the details and specifications of the lifts.

SIGNED AND DELIVERED BY THE WITHIN NAMED

Allottee: (including joint buyers)

Please affix
photograph
and sign

Please affix
photograph
and sign

(1) _____

across the
photograph

across the
photograph

(2) _____

At _____ on _____

in the presence of WITNESSES:

1. Name _____ Signature _____

2. Name _____ Signature _____

SIGNED AND DELIVERED BY THE WITHIN NAMED

Promoter:

Please affix
photograph
and sign

(1) _____

across the
photograph

(Authorized Signatory) WITNESSES:

Name _____ Signature _____ Name _____

Signature _____

Note – Execution clauses to be finalised in individual cases having regard to the constitution of the parties to the Agreement.

SCHEDULE 'A'

PLEASE INSERT DESCRIPTION OF THE [APARTMENT/PLOT] AND THE GARAGE/CLOSED PARKING (IF APPLICABLE) ALONG WITH BOUNDARIES IN ALL FOUR DIRECTIONS

SCHEDULE 'B'
FLOOR PLAN OF THE APARTMENT

Annexure A

Copy of Index II of said development Agreement

Annexure B

Copy of Index II of said Power of Attorney

Annexure C

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

Annexure D

Copy of the Title Certificate

Annexure E

(Authenticated copies of Property Card or extract Village Forms VI or VII and XII or any other revenue record showing nature of the title of the Vendor/Lessor/Original Owner/Promoter to the project land).

Annexure F

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

Annexure G

(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 H

Copy of the Commencement Certificate

Annexure I

(Authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee as approved by the concerned local authority)

ANNEXURE "J"

List of Amenities to be provided in the building & individual flats

INTERNAL

Internal height – Height from unfinished surface of the floor to ceiling of the finished flat will

be approx. 10.0 feet 3.05 meters

1. INTERNAL AMENITIES: For Residential

- 1.1. Vitrified tiles (2' X 2') (Mirror Polish) flooring in entire flat & skirting of 4" height in neat cement float in flush with the wall.
- 1.2. Designer Bathroom tiles upto full height. The same tile in passage area near the wash basin upto height of 7ft above the floor level.
- 1.3. European type W.C. with dual flush tank and approved make bib cock, Angle cock & stop cock, etc. complete.
- 1.4. Exhaust fan of approved brand in kitchen, bathroom/toilet
- 1.5. Jaguar C.P. fittings or equivalent
- 1.6. Quality concealed plumbing in "C" Class Pipes alongwith hot & cold 3 in 1 mixer.
- 1.7. Moulded fire resistance main door (45mm thick with door kit, laminated (both sides), lobby door (45mm thick FRD door with lobby side laminate) flush door in kitchen with both side laminate finish and brass fittings, all other door of pinewood both side marine core 7 in shed in CP teak wood with brass fittings, double/triple lock of night latch (for Bedroom)
- 1.8. 20mm anodized aluminum sliding windows with granite framing with provision of mosquito net.
- 1.9. Intercom facility with CCTV for additional security in each flat.
- 1.10. Quality concealed electrical points with branded switches (Siemens OR Equivalent) with main circuit in 7/12 & other in 3/20 wire of approved make.
- 1.11. Granite Platform (2ft 3inch width) in kitchen with SS sink (24" X 18")
- 1.12. POP finish with luster finish paint in entire flat.
- 1.13. Sufficient height railing will be provided in all French window openings.
- 1.14. Branded elevators (Kone/Schindler/Mitsubishi/Otis or equivalent) one lift (10 Passenger) and another lift (15 passenger)

2. EXTERNAL AMENITIES:

- 2.1. Earthquake resistance RCC framework with brick work for partition walls and external walls.
- 2.2. External plaster will be average 25mm thick with Godhra sand face finish double coat with waterproofing chemical & plasticizer.
- 2.3. Waterproofing of entire terrace in three layers and china mosaic or better on top layer.
- 2.4. Dust resistance acrylic paint on external wall with water repellent properties of approved colour/sheds of JOTUN or equivalent brand weather coat.

- 2.5. Underground water tank (in RCC of M-30 grade) and overhead tank with two submersible automatic sensor water pumps.
- 2.6. Interlock Paver Blocks (60mm thick) for paving area with rubble soling of 9" thick with proper slop and adequate lighting.
- 2.7. Bore well for additional water as per MCGM norms
- 2.8. Rain water harvesting and solar water heater as per MCGM norms.
- 2.9. Decorative entrance lobby with synthetic marble for the wall cladding in approved design & make upto 01st floor level & flooring shall be synthetic marble of approved make.
- 2.10. MS grill gates with RCC columns, security cabin (6 X 4 X 10), society office (200SFT), compound wall all around, internal roads with necessary conduits, necessary trees (as Per MCGM).
- 2.11. Fully equipped Gymnasium Area.
- 2.12. Ant termite Treatment from footing to top floor.

OTHER SITE DEVELOPMENT, EXTERNAL AMENITIES & SPECIFICATIONS

1. Providing & Erecting New Compound Wall

- a. To be constructed up to 3.0 mtr OR as per MCGM norms from the final ground level
- b. New columns to be constructed next to the Gate and raised to form a portal of sufficient height for
- c. Fire tender to pass through as per MCGM bye laws.
- d. The structure can be in M.S. and then cladded with Jet Black granite.
- e. Name of the Society in 1/4" thick S.S. letters of height 10" to be fixed on top of this portal.

2. Providing & Fixing Entrance Gate

- a. Of existing width and 7'-0" ht made in bright m.s. or EWR m.s. pipes of 16 gauge or wrought iron or combination of all.
- b. With provision for locking including stoppers,
- c. Finished in sandblasting and Epoxy coating.

3. Making Security Cabin

- a. Of Appropriate size in brick masonry
- b. With concrete floor, finished with ceramic tiles of 300 x 300 size of Approved make.

4. Providing & Fixing Flower Beds

- a. All around the compound walls including good quality soil and creepers, shrubs, plants & trees alongwith the existing plants & trees (only if possible).
- b. Supplying & laying water line for drip irrigation.

5. Constructing Trenches

- a. In RCC (M 25 grade),
- b. Plastering the trenches from inside with waterproof plaster 1:4 and applying a coat of Approved make W/P Chemical as per manufacturer's instructions.
- c. Providing & laying manhole junctions along with RCC Covers so as to facilitate repairs, replacement or addition of new services.
- d. Separate trenches should be constructed for electrical, data, water supply & fire fighting.

6. Constructing Storm Water Drain

- a. In RCC (M 25 grade)
- b. Plastering the drains from inside with waterproof plaster 1:4 and applying a coat of Approved make W/P Chemical as per manufacturer's instructions,
- c. Coat of Approved make W/P Chemical as per manufacturer's instructions,

7. Constructing Rain Water Harvesting Plant

Suitable system after carrying out the necessary Hydro-Geological investigation.

8. Constructing Underground Water Tank For Domestic & Fire Fighting Purposes

- a. Capacity as per MCGM rules.
- b. In RCC (M 35 grade),
- c. Plastering the tanks from inside with waterproof plaster 1:3 and applying a coat of Approved make W/P Chemical applied as per manufacturer's detailed specifications (refer to List of Approved materials).

9. Providing & Installing Submersible Pumps

Of Approved Make of adequate capacity as per required specifications, for all kind of tanks along with stand byes & censor to control water supply.

10. Making Bore Wells

As per requirements of MCGM bye laws.

11. Providing & Laying Pavers

Permeable, Pavit make pavers on the ground level open spaces around the buildings.

12. Providing & Fixing Lights

- a. Outdoor lighting fixtures of Approved make, solar powered with timer and motion detector.
- b. Illumination of 150 LUX with uniform distribution.

13. Applying Paint

The entire outdoor surfaces of all the buildings, compound walls and structures on the ground level shall be painted Approved Brand of paint as mentioned in List of materials.

14. Supplying & Installing D.G. Set

Will be provided as per MCGM by laws.

COMMON AMENITIES

All and every area available free of FSI under any heading as per Bye Laws of MCGM, shall be made available to the Society free.

ENTRANCE LOBBY

Entry & exits to the building shall be designed as per CPWD guidelines of Indian Accessibility Standards, please refer List of AMENITIES.

1. Entrance Door:

- a. Portal frame 6'-0" x 8'-0" clear opening to be made of Jet black granite in C shape for the full thickness of wall with all sides polished.
- b. Frame less door shutters double leaf shall be provided of 12mm thick clear toughened glass of Saint Gobain OR equivalent make,
- c. Patch fittings of Approved make.
- d. Lock of Godrej OR equivalent make.
- e. S.S. (304 grade) handles 600mm long of Approved make.
- f. Heavy Duty floor spring of Ozone or equivalent make.

2. Reception Desk:

- a. Location of the reception shall be such that it is easily identifiable from the entrance.
- b. Shall have space for seating two people with provisions of telephone, intercom cable, CCTV monitor and data cable (as per technical specifications).
- c. Shall be designed for easy maintenance and can be cladded with granite or marble.

3. Letter Box:

- a. Builder should provide Letter Boxes for delivery of mails to the occupants.
- b. One letter box shall be provided for each flat/unit.
- c. Letter boxes are to be numbered in numerical sequence.
- d. Letter box shall be made of 16 gauges M.S. and finished in powder coating.
- e. Letter box size shall be 110mm H x 270mm W x 380mm D.
- f. The minimum size of aperture to enable A4 size to be inserted shall be 25mm x 230mm. The aperture shall be positioned at the top of the letter box so that any

accumulated mail inside (for whatever reason) will not obstruct the delivery of more items.

- g. Horizontal ledge of at least 25mm is recommended to prevent unauthorized retrieval of mail items. An aperture cover is required for all letter boxes.
- h. Each letter box must have a lockable door.
- i. The flat number/unit number must be displayed on the letter box and minimum height of the lettering should be at least 12mm, to be legible at standing position.
- j. The number must be inscribed or riveted to the door.
- k. The maximum height must not exceed 1650mm from ground level. Minimum height of the base of the nest must be at least 500mm from finished floor level. It can be more than 500mm if the maximum height of 1650mm is not exceeded.

4. Name Plate & Flat Numbers :

- a. Name plates with flat numbers to be displayed at a prominent location.
- b. Letters to be made in (304 grade)
- c. These to be fixed on a black powder coated (20 micron) M.S. plate 3mm thick.

5. Furniture For Visitors:

There shall be adequate seating place, sofa set provided with both armless and with arms.

6. Flooring :

- a. Full body Italian Marble/Granite shall be provided.
- b. Fixed in cement mortar in 1:4 proportion with joints filled with Epoxy grout of approved brand.

7. Wall :

- a. Full body vitrified, digitally printed, marble print tiles or actual marble (developer choice) of approved make of required size shall be provided up to 8'-0" in height.
- b. Fixed in cement mortar in 1:3 proportion with joints filled with Epoxy grout of approved make.
- c. Above 8'-0", wall shall be levelled in POP up to false ceiling.
- d. POP surface shall be painted in Lustre Paint of Asian Paints as per manufacturer's specifications.

8. False Ceiling:

- a. False ceiling shall be made in G.I. frame work spaced with a grid of 16" x 24".

Gypsum sheets 12mm thick shall be used.

- b. Surface shall be painted in Lustre Paint of Asian Paints as per manufacturer's specifications.

9. Lights:

LED/CFL/T5 lights of Phillips make shall be provided in the ceiling and walls for overall illumination of minimum 150 LUX.

10. Fans:

Ceiling mounted fans 4'-0" dia of Approved Make Ace Ex white colour shall be provided over the reception desk and seating area.

11. Intercom Facility:

- a. Wiring for intercom facility shall be provided at the reception table and near the seating area, to have communications between security cabin, society office, parking security at each level, every flat's house phone of each wing and any other common areas.
- b. Intercom System of Approved makes shall be provided.

12. CCTV System for Security & Surveillance:

- a. Adequate numbers of wireless CCTV, dome type cameras of Samsung/LG make with Digital Video Recorders (DVR) shall be provided so as to capture all the movements in the entrance hall, in lifts lobbies, in lifts, in staircase, in parking areas, podium and in the open spaces on site.
- b. CCTV monitors at the reception counter.

13. Fire Extinguishers & Detectors:

- a. Portable ABC type Fire Extinguishers of approved makes of 4 kg capacity shall be provided at locations accessible to everyone.
- b. Optical type GST make smoke detectors along with electronic hooter shall be provided.

14. METER ROOMS

- a. Meter rooms shall be provided on the ground level of each wing as per the rules and regulations of MCGM.
- b. The walls of these meter rooms shall be made in RCC with fire rating of 2 hours.
- c. Lockable fire resistant doors with fire rating of 2 hours shall be provided to this room.
- d. Portable CO2 type Fire Extinguishers of 4.5 kg capacity shall be provided at locations accessible to everyone.

15. LIFTS

- a. Approved make of Kone/Schindler/OTIS/Johnson machine room less, passenger lifts, one lift (10 Passenger) and another lift (15 passenger).
- b. Number of lifts will be as per NBC and MCGM rules shall be provided.
- c. All the Lifts shall be provided with the following facilities:
 - Door with a clear opening of 900mm for Stretcher movement in stretcher lift.

- S.S. Hairline finishes on walls with mirror on rear wall to aid people on wheel chair to see behind without turning around.
- Black sea floor finish.
- S.S. grab bar placed horizontally at 900mm height from floor level, on all the three sides of the lift.
- Call button outside the elevator with a clear (no objection) floor space of at least 900 x 1200 for a person on wheel chair to access it.
- Call button located at the height between 800 to 1100mm from floor height.
- Control panel inside the lift placed at a height between 800 to 1100mm from floor height.
- LED lights.
- Ceiling fan.
- Emergency phone.
- Voice announcement system along with visual display to indicate floor levels.
- CCTV dome type camera

15. STAIRCASES:

- a. Treads, Risers and landings shall be provided with Jet black granite upto 1st Floor & all upper floors with Baroda Green Marble or equivalent tiles as per availability.
- b. Dado shall be provided with ceramic tiles 300 x 150 fixed in cement mortar in 1:4 proportion with joints filled with Epoxy grout of approved make, up to 5'-0" height upto 1st floor & upper floor with epoxy paint.
- c. Staircase shall be well ventilated with good size openable windows.
- d. LEDCFL/T5 lights shall be provided to give illumination of 150 LUX.
- e. CCTV dome type cameras shall be provided for viewing of each flight and each landing.
- f. Portable Fire Extinguishers shall be provided at accessible locations.

16. SERVICE DUCTS:

Separate service ducts to be provided with fire resistant lockable shutters for following,

- a. Electrical cables as per MCGM rules
- b. Data cables.
- c. Plumbing & Drainage pipes. The size of these ducts shall be good enough for easy servicing.
- d. Firefighting pipes like wet riser or down comer as mentioned in Technical Specifications.

17. LIFT LOBBY:

a. Flooring:

- Full body Italian Marble/Granite /vitrified, plain tiles of size 2'-0" x 2'-0" shall be provided.
- Fixed in cement mortar in 1:4 proportion with joints filled with Epoxy grout of approved make.

b. Window:

- Hindalco or equivalent make openable windows shall be provided.

c. False Ceiling:

- False ceiling shall be made in G.I. frame work spaced with a grid of 16" x 24".
- Gypsum sheets 12mm thick shall be used.

d. Surface shall be painted in Luster Paint of Asian Paints as per manufacturer's specifications.

e. Lighting:

LED/CFL/T5 lights of Phillips make shall be provided in the ceiling and walls for over all illumination of minimum 150 LUX.

f. CCTV Camera:

Dome type cameras shall be provided so as to capture all the movements in the area.

g. Flat numbers:

Made in S.S. 304 grade of size 1 1/2" x 1/8" firmly fixed firmly above each entrance doors.

h. Signage:

Fluorescent signage indicating directions to various exists or entries shall be provided.

i. Fire alarm:

Automatic/manually operated fire alarms shall be provided near fire ducts.

18. PARKING

- a. Parking shall be designed to use full potential as per MCGM rules.
- b. Clear directional arrows or signage must be visible to avoid confusion and contra flow lanes. Parking bay shall be clearly demarcated with clear marking of the flat numbers to whom the parking is allotted to.
- c. Pedestrian routes shall be clearly defined.
- d. Vehicular entry & exit route shall be kept to minimum. Entry & exit route shall be in very close proximity, i.e. separate but adjacent lanes.

e. Walls & Ceiling:

- Light colored paint external quality of approved brand make shall be applied on walls and ceiling.

f. Lights :

- Vandal resistant metal hilites shall be provided to give illumination of 150 LUX.

g. Fire Fighting :

- Hose Pipe as per MCGM rules and fire department rules
- Automatic sprinkler system as per Fire Safety Rules.
- Automatic/Manually operated fire alarm system as per fire department rules.
- Portable fire extinguishers as per fire department rules.

h. Speed Bumps:

- High quality rubberised speed bumps of 50mm thickness shall be provided at adequate distances at the entry points of lobby.

- i. Kiosk shall be provided for security staff along with telephone & alarm bell. It shall have a position to have view of entry & exit and maximum other areas.

j. CCTV Cameras :

- Adequate numbers of vandal resistant CCTV, dome type cameras shall be installed to monitor & record all entry and exit points and the maximum areas.
- Static camera shall be provided to ensure that, Upon entry the front of the vehicle is viewed. Registration plate is easily readable when the vehicle is stationary at the barrier and view of front seat occupant is visible.

19. STILT

a. Flooring:

- External tiles shall be fixed over the waterproofed surface with proper slope with cement mortar 1:4 proportion.

b. Flower Beds on RCC Parapet Walls:

- Flower beds made in combination of RCC and brick work, along with proper internal waterproofing shall be provided on the parapet of the entire podium level.
- Water piping for drip irrigation and proper water drain line shall be provided through the flower beds.

20. SOCIETY OFFICE

Society's office of area 20 sqmt shall be provided.

With following facilities:

- Ceramic tiles of Approved make 300 x 300 in cement mortar 1:4 proportion with joints filled with Epoxy grout of Approved Make.

- Furniture like Godrej make steel desk 5'-0" x 2'-6", along with sufficient chairs and lockable storages.
- LED/CFL/T5 lights giving illumination up to 250 LUX and ceiling fan 4'-0" dia of Approved make Ace Ex white colour.
- Intercom facility.
- Lockable storage for DVR.
- A.C Units shall be provided.

21. FITNESS CENTRE CUM MULTI PURPOSE HALL

- a. Fitness centre area as per MCGM rules shall be provided with the following facilities;
- b. Full body Granite tiles of plain colour shall be provided in 1:4 cement mortar with joints filled with Epoxy grout.
- c. A dedicated area for weights shall be provided with sports vinyl flooring.

22. REFUGE FLOOR if required by MCGM

Area as per MCGM rules shall be provided.

a. Flooring:

- i. Vitrified tiles of required size of approved make shall be used.
- ii. Fixed in cement mortar in 1:4 proportion with joints filled with Epoxy grout of

Approved.

b. Toilets:

- ❖ Toilet facility same as per MCGM rules shall be provided at refuge floor.
- ❖ Ceramic tiles on floor shall be matt finish 300 x 300, of Approved make, fixed in cement mortar in 1:4 proportion with joints filled with Epoxy grout of Approved Make.
- ❖ Ceramic tiles on walls shall be glossy finish 200 x 300, of Approved make, fixed in cement mortar in 1:4 proportion with joints filled with Epoxy grout of Approved Make.
- ❖ WC of Approved make, Continental model CNS-WHT-WC 03 with seat cover WC N1 shall be provided.
- ❖ Wash basin of Approved make, Continental model CNS-WHT WB 05, with waste coupling & bottle trap both of Continental model shall be provided.

23. TERRACE

- a. Door: Water resisting door shutter with locking facility shall be provided with granite frame.
- b. O/H water tank: Capacity of the tanks shall be as per MCGM rules. Construction of the same shall be as mentioned in the Annexure.

- c. Water proofing: As per Technical Specifications.
- d. Roof slab: Slab shall have proper slope and finished in glazed China Mosaic tiles.
- e. Ladder to water tank & lift machine room
- f. Lightening arrester: As per Technical Specifications.

INTERNAL AMENITIES & SPECIFICATIONS

A. HALL & PASSAGE

1. Providing & Fixing Door Frame

- a. Internal clear opening 3'-0" X 6'-9 1/2" in Teakwood (TC), size 5" x 2 1/2", well seasoned, moisture content between 12% to 14%, free of all defects like knots, warp and sap wood, fixed in level & plumb.
- b. M.S. hold fasts in brick wall/Anchor Fasteners of approved make in RCC 4 nos. on each side.
- c. All parts of wood resting on or set in masonry/concrete shall be well painted with 2 coats of bituminous paint.
- d. All exposed surfaces finished in Melamine Polish.

2. Providing & Fixing Door Shutter

- a. BTC wooden door of 35mm thk solid core 3'-1" x 7'-0" & lipping on all sides.
- b. Approved make 4" x 1 1/2" S.S. butt hinges with S.S. pin, fixed with S.S. screws – 4 nos.
- c. Reputed make 12" long solid S.S. handles (304 grade) on both sides,
- d. Approved make eye hole with 200 degree angle.
- e. Approved make night latch, Twin Bolt, satin nickel finish.
- f. Reputed make 12" long S.S. (304 grade) tower bolt,
- g. Reputed make Magnetic door stopper.
- h. Finished with Melamine Polish.

3. Providing & Fixing Flooring

- a. Full Body Vitrified tile, glossy, 1200 x 1200, Green Certified Quality of Approved make.. Fixed in cement mortar in 1:4 proportion.
- b. Joints to be filled with epoxy grout of Approved make.

4. Providing & Fixing Skirting

- a. Same as above but in 4" height
- b. Flushed with pop on wall and with a 6mm groove between pop & tiles.

5. Providing & Fixing Window Jamb

- a. In Jet Black granite 7 1/2" wide on all 4 sides.
- b. With quarter round moulding from inside and all edges polished.

- c. Water proof seal at the brick wall joints

6. Providing & Fixing Aluminium Windows

- a. Sliding window system of Hindalco (Eternia Series) ET 350S heavy duty range with provision of insect Protection net, including all hardware & accessories.
- b. Float glass of Saint Gobain make.
- c. With powder coating (70 micron)/anodising (30 microns).
- d. Complete system shall be warranted for min 10 years against design & workmanship details.

7. Electrical Work

- a. All cables/wires should be concealed and as mentioned in Technical Specifications.
- b. Light points 5 nos in the ceiling & 4 nos on walls.
- c. Fan points 2 nos in ceiling with 4'-0" dia Approved make Ace Ex white colour fans.
- d. Intercom point 1 no. And telephone point 1 no.
- e. TV point 1 no.
- f. Bell push point 1 no. near main door with bell located in the passage.
- g. 6A power points total 7 nos.
- h. 16A AC point 1 no.
- i. All switches, sockets, fan regulators and telephone sockets of Anchor make Roma.
- j. Broadband internet connection.

8. Painting Work

Asian make Luster/velvet paint shall be applied on the walls as per manufacturer's specifications.

B. BED ROOMS

1. Providing & Fixing Door Frame

- a. Internal clear opening 3'-0" X 6'-9 1/2" in Jet Black granite, size 5" x 2 1/2",.
- b. M.S. hold fasts in brick wall/Anchor Fasteners of Approved make in RCC 4 nos on each side.
- c. All parts of wood resting on or set in masonry/concrete shall be well painted with 2 coats of bituminous paint.
- d. All exposed surfaces finished in Melamine Polish.
- e. Jet Black granite for doors & windows frame.

2. Providing & Fixing Door Shutter

- a. Greenply make 35mm thk solid core 3'-1" x 7'-0" Green flush door, with both sides 4mm thk natural teak veneer factory finished & lapping on all sides.
- b. Reputed make 4" x 1 1/2" S.S. butt hinges with S.S. pin, fixed with S.S. screws - 4nos.

- c. Reputed make S.S. handle CSSM 14, mortise lock CLB 10, brass cylinder CCY 22 from outside, bolt latch CBL 09 & round button CBL 13 from inside
- d. Reputed make 12" long S.S. (304 grade) tower bolt,
- e. Reputed make Magnetic door stopper.
- f. Finished with Melamine Polish.

3. Providing & Fixing Flooring

- a. Full Body Vitrified tile, glossy, 900 x 900, Green Certified Quality of Approved make.
- b. Fixed in cement mortar in 1:4 proportion.
- c. Joints to be filled with epoxy grout of Approved make.

4. Providing & Fixing Skirting

- a. Same as above but in 4" height
- b. Flushed with pop on wall and with a 6mm groove between pop & tiles.

5. Providing & Fixing Window Jamb

- a. In Jet Black granite 7 1/2" wide on all 4 sides.
- b. With quarter round moulding from inside and all edges polished.
- c. Water proof seal at the brick wall joints

6. Providing & Fixing Aluminium Windows

- a. Sliding window system of Hindalco (Eternia Series) ET 350S heavy duty range with provision for insect protection net, including all hardware & accessories.
- b. Float glass of Saint Gobain make.
- c. With powder coating (70 micron)/anodising (30 microns).
- d. Complete system shall be warranted for min 10 years against design & workmanship details.

7. Electrical Work

- a. All cables/wires should be as mentioned in Technical Specifications.
- b. Light points 2 nos in the ceiling & 2 nos on walls.
- c. Fan points 1 no in ceiling with 4'-0" dia Approved make Ace Ex white colour fan.
- d. Telephone point 1 no.
- e. TV point 1 no.
- f. 6A power points total 5 nos.
- g. 16A AC point 1 no.
- h. All switches, sockets, fan regulators and telephone sockets of Anchor make Roma.

8. Painting Work

Asian make Luster/velvet paint shall be applied on the walls as per manufacturer's specifications.

C. TOILETS

1. Providing & Fixing Door Frame

- a. Internal clear opening 2'-0" X 6'-9 1/2" in Jet Black granite size 5" x 2 1/2".
- b. M.S. hold fasts in brick wall/Anchor Fasteners of Approved make in RCC 4 nos on each side.
- c. Jet Black granite for doors & windows frame.

2. Providing & Fixing Door Shutter

- a. Pre-Moulded waterproof door/Greenply make waterproof 35mm thk solid core 2'-1" x 7'-0" Green flush door, with both sides 4mm thk natural teak veneer factory finished & lipping on all sides.
- b. Reputed make 4" x 1 1/2" S.S. butt hinges with S.S. pin, fixed with S.S. screws - 4 nos.
- c. Reputed make S.S. handle CSSM 14, mortise lock CLB 10, brass cylinder CCY 22 from bothside bolt latch CBL 09 from inside
- d. Reputed make 12" long S.S. (304 grade) tower bolt,
- e. Reputed make Magnetic door stopper.
- f. Finished with Melamine Polish.

3. Water Proofing Treatment

- a. Applying 2 coats of Reputed make of W/P chemical on the clean raw RCC slab and on all walls up to 2'-6" ht as per manufacturer's specifications.
- b. Work shall be tested by ponding method for 72 hours.
- c. Providing & laying necessary water supply and drainage pipes as specified.
- d. Providing & laying brick bat coba in cement mortar 1:5 with water proofing compound of reputed make as per specifications.
- e. Applying 1coat of reputed make of W/P chemical in chased wall area before the pipes are laid.
- f. Applying final 1 coat of reputed make of W/P chemical floor and plastered wall surface up to 2'-6" height.

4. Providing & Fixing Flooring

- a. Ceramic tiles anti-skid 300 x 300, Green Certified Quality of reputed make.
- b. Fixed in cement mortar in 1:4 proportion.
- c. Joints to be filled with epoxy grout of reputed make.

5. Providing & Fixing Dado in full height

- a. Ceramic tiles glossy finish 200 x 300, Green Certified Quality of reputed make of W/P chemical.
- b. Fixed in cement mortar in 1:3 proportion
- c. Joints to be filled with epoxy grout of reputed make of W/P chemical.

6. Providing & Fixing wall hung WC

- a. Jaguar makes or equivalent
- b. With seat cover
- c. PVC WC connector (straight or bend type) with rubber lip ring including 110 mm dia PVC pipe/bend of required length and proper connection.
- d. Fitted on wall with necessary brackets, jointing the trap, water closet and PVC pipe by Epoxy grout.
- e. Painting all the metallic parts with 2 coats of flat oil paint of Asian Paints of approved shade over coat of primer, finishing the gaps with Epoxy grout.

7. Providing & Fixing Flush Valve

Jaguar make or equivalent With inlet & outlet connections.

8. Providing & Fixing Two Way Bib Tap

Jaguar make or equivalent with wall flange.

9. Providing & Fixing Health Faucet

Jaguar make or equivalent with 1mt long easy flex tube & wall hook. Fixed with two way bib tap using white zinc, spun yarn, etc.

10. Providing & Fixing Toilet Paper Holder

Jaguar make, Continental model, ACN-1151N

11. Providing & Fixing Wash Basin

- a. Jaguar make or equivalent,
- b. With waste coupling & bottle trap
- c. Fitted on wall with extension piece, flanges, brackets, jointing with zinc, in line and level.
- d. Painting all the metallic parts with 2 coats of flat oil paint of Asian Paints of approved shade over coat of primer, finishing the gaps with Epoxy grout.

12. Providing & Fixing Wash Basin Mixer

Jaguar make or equivalent inlet connections using white zinc and spun yarn.

13. Providing & Fixing Angle Cocks

Jaguar make or equivalent, Fixed with inlet connections using white zinc and spun yarn.

14. Providing & Fixing Stop Cocks

Jaguar make or equivalent, Fixed with inlet connections using white zinc and spun yarn.

15. Providing & Fixing Soap Dish

Jaguar make or equivalent

16. Providing & Fixing Towel Ring

Jaguar make or equivalent

17. Providing & Fixing Shower System

- a. Diverter of Jaguar make or equivalent
- b. Button Spout of Jaguar make or equivalent
- c. Over Head Shower of Jaguar make or equivalent
- d. Hand Shower of Jaguar or equivalent

18. Providing & Fixing Nahani Trap

PVC trap with Jaguar make or equivalent cockroach proof jali. Should be fixed in floor with proper pvc outlet, sealed with chemical mixed in cement.

19. Providing & Fixing Internal Water Supply

Lines in CPVC pipes of Astral make or equivalent of appropriate sizes complete with necessary elbows, tees, joints etc. with joints sealed.

20. Providing & Fixing Internal Drainage

Lines in PVC pipes of Prince make or equivalent of appropriate sizes complete with necessary elbows, tees, Joints etc. with joints sealed.

21. Providing & Fixing Mirror

Over wash basin of Asahi/Saint Gobain make of size 600 x 1200 in aluminium frame with marine ply back & firmly hung on wall.

22. Providing & Fixing Window Jambs

- a. In Jet Black granite 6" wide on all 4 sides.
- b. With quarter round moulding from inside all edges polished
- c. Water proof seal at the brick wall joints

23. Providing & Fixing Window

- a. Hindalco or equivalent make aluminium box frame, with opening for exhaust fan on top and adjustable louvers patti below
- b. Frosted glass panels 75/100 mm wide of Saint Gobain make.

24. Testing

Hydrostatic Pressure Testing for all the systems of piping, sanitary fittings & CP fittings should be done to the full satisfaction of Engineer appointed by the Society.

26. Electrical Work

- a. All cables/wires should be as mentioned in Technical Specifications.

- b. Light points 2 nos in the ceiling & 1 no. on walls.
- c. Exhaust fan points 1 no. with 6" dia Approved make Air fan.
- d. 6A power points total 2 nos.
- e. 16A point 1 no. for geyser.
- f. All switches, sockets, fan regulators and telephone sockets of Anchor make Roma.

27. Painting Work

- a. Asian make Lustre/Velvet paint shall be applied on the walls as per manufacturer's specifications.

D. KITCHEN

1. Providing & Fixing Door Frame

- a. Internal clear opening 3'-0" X 6'-9 1/2" in Jet Black granite, size 5" x 2 1/2",.
- b. M.S. hold fasts in brick wall/Anchor Fasteners of Hilti make in RCC 4 nos on each side.
- c. All parts of wood resting on or set in masonry/concrete shall be well painted with 2 coats of bituminous paint.
- d. All exposed surfaces finished in Melamine Polish.
- e. Jet Black granite for doors & windows frame.

2. Providing & Fixing Door Shutter

- a. Greenply or equivalent make 35mm thk solid core 3'-1" x 7'-0" Green flush door, with both sides 4mm thk natural teak veneer factory finished & lipping on all sides.
- b. Palladium/Magnum make or equivalent 4" x 1 1/2" S.S. butt hinges with S.S. pin, fixed with S.S. screws – 4 nos.
- c. CNR make S.S. handle CSSM 14, mortise lock CLB 10, brass cylinder CCY 22 from outside, bolt latch CBL 09 & round button CBL 13 from inside
- d. Reputed make 12" long S.S. (304 grade) tower bolt,
- e. Reputed make Magnetic door stopper.
- f. Finished with Melamine Polish.

3. Providing & Fixing Flooring

Vitrified tile Anti-skid finish, 600 x 600, Green Certified Quality of approved make
Fixed in cement mortar in 1:4 proportion
Joints to be filled with epoxy grout of reputed make.

4. Providing & Fixing Skirting

Same as above but in 4" height Flushed with pop on wall and with a 6mm groove between pop & tiles

5. Providing & Fixing Dado

- a. Ceramic tiles glossy finish 200 x 300, Green Certified Quality of Approved make.
- b. Fixed in cement mortar in 1:3 proportion
- c. Joints to be filled with epoxy grout of reputed make.

6. Providing & Fixing Kitchen Counter

- a. 600 mm width and 800mm in height made with Cuddapah under work & Jet Black granite on top with compatible to modular kitchen fittings.
- b. Exposed sides with full round moulding polished.
- c. 150 x 150 white glazed tiles on the wall under the counter.

7. Providing & Fixing Kitchen Sink

- a. Nirali make or equivalent in S.S. Omni model big size 20" x 20" (with drain board) satin finish.
- b. Waste coupling of Nirali make or equivalent, bottle trap of Jaguar make or equivalent with extension piece and wall flanges including jointing with white zinc and spurn yarn.

8. Providing & Fixing Sink Tap

Jaguar make or equivalent

9. Providing & Fixing Water Purifier

Hindustan Unilever or equivalent

10. Providing & Fixing Angle Cocks

Jaguar make or equivalent

11. Providing & Fixing Stop Cocks

Jaguar make or equivalent wherever required

12. Providing & Fixing Nhani Trap

PVC trap with Jaguar make or equivalent cockroach proof jali. Should be fixed in floor with proper pvc outlet, sealed with Approved chemical mixed in cement.

13. Providing & Fixing Internal Water Supply

Lines in CPVC pipes of Astral make of appropriate sizes complete with necessary elbows, tees, joints etc with joints sealed.

14. Providing & Fixing Internal Drainage

a. Lines in PVC pipes of Prince make of appropriate sizes complete with necessary elbows, tees, joints etc with joints sealed.

15. Testing

Hydrostatic Pressure Testing for all the systems of piping, sanitary fittings & CP fittings should Be done to the full satisfaction of Engineer appointed by the Society.

16. Providing & Fixing Window Jambs

- a. In Jet Black granite 7 1/2" wide on all 4 sides.

With quarter round moulding from inside and all edges polished.

- b. Water proof seal at the brick wall joints.

17. Providing & Fixing Aluminium Windows

- a. Sliding window system of Hindalco (Eternia Series) ET 350S heavy duty range with provision of insect protection net, including all hardware & accessories.
- b. Float glass of Saint Gobain make.
- c. With powder coating (70 micron)/anodising (30 microns).
- d. Complete system shall be warranted for min 10 years against design & workmanship details.

18. Provision for Exhaust Fan/Chimney

- a. Opening should be made in the external wall of 300 x 300 with an electrical connection.
- b. Jet Black granite jamb lining of wall thickness shall be provided on all 4 sides
- c. With quarter round moulding from inside and all edges polished.
- d. Water proofed seal at the brick wall joints.
- e. Provision of Ducting for Chimney.

19. Provision of LPG Line

Mahanagr Piped gas line on the counter with reading meter.

20. Electrical Work

- a. All cables/wires should be as mentioned in Technical Specifications.
- b. Light points 2 nos in the ceiling & 2 nos on walls.
- c. Fan points 1 no in ceiling with 4'-0" dia Approved make Ace Ex white colour fan.
- d. 6A power points total 4 nos.
- e. 6/16 A power points for fridge, microwave, etc. 6 nos.
- f. Approved make 9" dia exhaust fan in a wooden frame.
- g. All switches, sockets, fan regulators and telephone sockets of Anchor make Roma.

22. Painting Work

- a. Asian make Luster/Velvet paint shall be applied on the walls as per manufacturer's specifications.