

Date: _____

To,

Sub: Allotment of a Flat/Shop in proposed building project known as "Sunanda Sadan" at Plot No.-177, Sector No.-24, Node – Pushpak Poket No. 4 Village- Ulwe, Navi Mumbai, Tal.-Panvel, Dist.-Raigad.

Sir/Madam,

- 1) We are seized and possessed of or otherwise well and sufficiently entitled to the leasehold rights in respect of the above plot of land bearing number 177, situated at Sector No.-24, Node – Pushpak Poket No. 4 Village- Ulwe, Navi Mumbai, Tal.-Panvel, Dist.-Raigad. We hereby assure you that the title to the above mentioned plot of land and of the Buildings being constructed thereon by us is marketable and free from all encumbrances, claims and demands and we are entitled to deal with and dispose off the premises comprised therein on Ownership Basis. The layout of the building and the scheme of development thereof have been heretofore seen and approved by you.
- 2) We have obtained the development permission vide Commencement Certificate bearing reference No.-_____, dated _____ for development and construction of the building on the said plot of land from CIDCO Ltd.
- 3) We intend to develop and construct our Real Estate project to be known as 'Sunanda Sadan' having Stilt plus 4 (four) Upper Floor on the project land in accordance with the plans, designs and specifications approved by the concerned local authority.

- 4) Our Real Estate Project namely 'Sunanda Sadan' is registered under the provisions of The Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority at _____ No. _____.
- 5) As per your specific request vide your booking form dated _____, we hereby agree for allotment of a **Flat/Shop to you in the proposed building Project known as "Sunanda Sadan" bearing Flat/Shop No. _____ admeasuring _____ Sq. Mts. carpet area on the _____ Floor**, as shown in the floor plan thereof hereto annexed and marked as "Annexure-A" **situated at Plot No.-177, Sector No.-24, Node – Pushpak Poket No. 4 Village-Ulwe, Navi Mumbai, Tal.-Panvel, Dist.-Raigad, for a lump sum price of Rs._____ (Rupees _____ Only) including 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 appurtenant to the premises exclusive of service tax, VAT, taxes, Cess, legal charges, registration charges, stamp duty and cost of formation of the Society, cost of covered car parking, water and electricity connection charges, infrastructure development charges and such other deposits and charges, CIDCO transfer charges as may be levied by CIDCO/Local Authority etc.
- 6) You have paid to us a sum of Rs._____ (Rupees _____ Only) [Not exceeding 10% (Ten Percent) of the total consideration] as advance payment or application fee and you shall pay to us the balance amount of Rs._____ (Rupees _____ Only) in the following manner.
- a) Amount of Rs._____ (Rupees _____ Only) [(not exceeding 30% (Thirty Percent) of the total consideration] to be paid to us after the execution of Agreement.

- b) Amount of Rs. _____ (Rupees _____
_____ Only) [not exceeding 45% (Forty
Five Percent) of the total consideration) to be paid to us on completion of the
Plinth of the building.
- c) Amount of Rs. _____ (Rupees _____
_____ Only) [not exceeding 70%
(Seventy Percent) of the total consideration) to be paid to us on completion of
the slabs including podiums and stilts of the building.
- d) Amount of Rs. _____ (Rupees _____
_____ Only) [not exceeding 75%
(Seventy Five Percent) of the total consideration] to be paid to us on
completion of the wall, internal plaster, of the said Flat/Shop.
- e) Amount of Rs. _____ (Rupees _____
_____ Only) [not exceeding 80%
(Eighty Percent) of the total consideration] to be paid to us on completion of
the staircases, lift wells, lobbies upto the floor level of the said Flat/Shop.
- f) Amount of Rs. _____ (Rupees _____
_____ Only) [not exceeding 85%
(Eighty Five Percent) of the total consideration] to be paid to us on completion
of the external plumbing and external plaster, elevation, terraces with
waterproofing, of the building or wing in which the said Flat/Shop is located.
- g) Amount of Rs. _____ (Rupees _____
_____ Only) [not exceeding 95%
(Eighty Five Percent) of the total consideration] to be paid to us on completion
of the lifts, water pumps, electrical fittings, electro, mechanical and
environment requirements, entrance lobby/s, paving of areas appertain and all
other requirements as may be prescribed in the Agreement of sale of the
building or wing in which the said Flat/Shop is located.
- h) Balance Amount of Rs. _____ (Rupees _____
_____ Only) against and at the
time of handing over of the possession of the Flat/Shop to you on or after
receipt of occupancy certificate or Completion Certificate.

Time for payment of the aforesaid installments and all the amounts due and payable under these presents by you to us is of essence of the contract. All payments against this allotment shall be made by you by way of a account payee Cheque/Demand Draft drawn in favour of MMG Landmark LLP, if payment as stipulated herein above is not made then this allotment letter shall stand cancelled and the application fee/earnest money deposit shall remain forfeited.

- 7) You should submit the copies of P.A.N., Residence Proof along with the payments stipulated hereinabove.
- 8) The benefit of this letter of intent and matters of and incidental thereto cannot be directly or remotely transferred or assigned or disposed off by you without having obtained our prior written consent for the same. This letter does not give you any right in respect of the said Flat/Shop and is restricted only to an acknowledgement of your advance money or application fee for your proposal to purchase the said premises. The allotment will be confirmed in your favour through a registration of the Agreement for Sale in your favour only after fulfillment of the terms and conditions set-forth herein.
- 9) You shall, at your own costs and expenses, comply with all matters such as payment of stamp duty on the agreement(s), Deed(s) comprising the said transaction of sale/purchase of the said premises and register the same with the Registering Authorities concerned as required by provisions of law in that behalf for the time being in force.
- 10) You have expressly agreed, accepted and confirmed to pay to us immediately as and when demanded by us and/or to the appropriate authorities all the present/future/revised/new property/Municipal Tax, Service Tax, Development charges, Education Cess, M-VAT, GST, W.C.T. Tax and/or any other levies, taxes, Cess, surcharge, dues, duties, including 1% (One Percent) TDS etc. which may be called or demanded under name or terminology or may become payable due to any change/ amendment in the existing laws, polices, rules or due to implementation/ enactment of any new laws/rules by the local bodies, State Government, Central Government or by any other competent authorities.

You shall pay such amount in additions to any amount mentioned under the agreement for sale/letter or otherwise.

- 11) You are aware of your obligation to pay the further and other dues over and above the agreed consideration such as share money, expenses for maintenance charges, maintenance deposit, legal costs etc. and any additional amounts or deposits as determined by us as provided in Performa Agreement.
- 12) That Construction of the said Building is estimated to be completed on or before _____, subject to delay for reasons beyond our control or force majeure.
- 13) All notices/communications to be sent/served on you as contemplated in this letter shall deem to have been duly served if sent to you through electronic transmission, facsimile transmission or registered A.D. to your address given hereinabove. In case of any change in the address, you will intimate us accordingly otherwise all letters and correspondences shall be sent/communicated at the above address.
- 14) You have heretofore independently examined all aspects of our entitlement to the building and the scheme of development thereof and terms of allotment on Ownership Basis and in which behalf the documents/plans/sanctions/terms are perused and approved by you. This writing is merely a Letter of Intent to allot and is not and does not purport to be and shall not be construed or deemed to be an Agreement/Deed to Sell/Purchase which arrangement shall become operative only upon the happening of events hereinabove mentioned and not otherwise.
- 15) We hereby confirm that we have not agreed to sale the said premises to anybody else nor created any encumbrance on the said premises and the title thereof is clear and marketable.
- 16) This allotment shall be subject to Panvel jurisdiction only.

: 6 :

17) Kindly confirm the above by endorsing your signature/s at the foot of the duplicate hereof.

Thanking you.

**Yours faithfully,
for M/s. MMG Landmark LLP.**

I/We confirm the above

(Partner)

(Allotee/s)

AGREEMENT FOR SALE

THIS AGREEMENT is made and entered at PANVEL (NAVI MUMBAI) on this ____ day of _____ 2019 BETWEEN M/s. MMG LANDMARK LLP a Limited Liability Partnership, duly registered under the Limited Liability Partnership Act, 2008 through its Partner Shri. MANESH R. PATEL Add. : Office address – 67, Juhu Suprim Shopping Centre, N.S. 9 Cross Road, J.V.P.D. Juhu, Mumbai-400 049, hereinafter called and referred to as the “BUILDER/ PROMOTER” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their respective heirs executors and administrators of the last surviving partners and his/her/their permitted assigns) of the **ONE PART.**

AND

SHRI./SMT. _____

Residing at _____,
hereinafter called the **“FLAT PURCHASER/S”** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their respective heirs executors and administrators and his/her/their permitted assigns) of the **OTHER PART**.

AND WHEREAS

a) The City and Industrial Development Corporation of Maharashtra Limited, a company incorporated under the companies Act, 1956 (1 of 1956) hereinafter referred to as **“THE CORPORATION”** is the New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub Sections (1) & (3A) of Section 113 of Maharashtra Regional & Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as **“THE SAID ACT”**).

AND WHEREAS the State Government has acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation by an order duly made in that behalf as per the provisions of Section 113 of the said Act;

AND WHEREAS

b) By virtue of being the Development Authority the corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act ;

AND WHEREAS

c) The Corporation as a part of the development of Navi Mumbai has decided to establish an International Airport namely **“Navi Mumbai International Airport”** with the approval of the State and Central Government (hereinafter referred to as the **“Project”** which includes development of land for the purpose allied thereto).

AND WHEREAS

d) Except for land(s) already in possession of the Corporation , the remaining private land(s) required for the Project, were notified for acquisition before 01.01.2014 under the erstwhile Land Acquisition Act, 1894 (hereinafter referred to as the “**LA ACT, 1894**”) by the State Government.

AND WHEREAS

e) **The Right to Fair Compensaiton and Transparency in Land Acquisiton Rehabilitation and Resettlement Act 2013** (hereinafter referred to as the “**LARR ACT, 2013**”) came into force w.e.f. 01.01.2014 replacing the LA Act 1894 awards under section 11 of the LA Act, 1894 have not been declared for certain lands as on 01.01.2014 therefore as per the LARR Act 2013 the determination of compensation for such lands shall be in conformity with the LARR Act, 2013.

AND WHEREAS

f) Pursuant to Section 108 (1) and 108 (2) of the LARR Act 2013 the State Government vide Govt. Resolution Urban Development Dept. No.CID – 1812 / Cr 274/UD-10 Dd.1st March 2014 (hereinafter referred to as the “**G.R.**” dated 01.03.2014”) has, in lieu of monetary compensation provided for higher and better compensation in the form of developed plots to the land owners whose lands are to be acquired for the project Accordingly, the Corporation is obliged to allot a plot to the land owner concerned if the land owner has opted for compensation in the form of developed plot in lieu of monetary compensation.

AND WHEREAS

g) There are some structures erected on the land already acquired and in possession of the Corporation. These structures are also required to be shifted due to the Project. The State Govt. vide Govt. Resolution of Urban Development Dept. No.CID 1812/CR. 274/UD- 10 Dtd. 28th May, 2014 (hereinafter referred to as the “**G.R.** dated 28.05.2014”) has taken the decision to grant plots and other benefits to the concerned structure owner for their resettlement as a Special case in accordance with the Govt. Resolution Revenue and Forest Dept No.RPA – 2014/ CR-52/R 3

Dated 25th June, 2014 (hereinafter referred to as the ‘**G.R.** dated 25.06.2014’) the District Rehabilitation officer has been authorized to determine the eligibility of the structure owners whose structures are situated on the land possessed by the corporation and

required to be shifted as stated hereinabove, with the approval of the **Collector – Raigad**. As per G.R. Dtd. 25.06.2014, the plots are to be allotted by the Corporation as per the applicable provision of G.R. dtd 01.03.2014 G.R. dtd. 28.05.2014 and as per circular issued by the Corporation bearing No.”CIDCO/Vya.Sa./Aa.Vi.Ta/2014” dated 19.09.2014 and determined by the District Rehabilitation Officer Raigad with the approval of the **Collector Raigad**, or as per the award declared by the Deputy Collector (land Acquisition) as the case may be.

This developed plot will be allotted by the **Corporation** on lease as per the provisions terms and conditions under the Navi Mumbai Disposal of Land (Allotment of Plots to Airport Project Affected Persons for Navi Mumbai International Airport and purposes allied thereto) (Amendment) Regulations, 2015 and Navi Mumbai Disposal of Land Regulations 2008 , Accordingly , the Dy. Collector (Land Acquisition) Metro Center No.1 , Panvel, who is an officer delegated with the powers under the Land Acquisition Act 1894 by the State Government declared Award under the LA Act 1894 specifying therein the area of the plot to be allotted to the Licensee in lieu of monetary compensation as per the option and consent given by him.

h) The corporation in the due process of its working acquired some agricultural landed properties at Village Ulwa, of Taluka Panvel, District Raigad belonging to **Smt. Ganubai Parshuram Mhatre and Shri. Laxman Parshuram Mhatre**. The corporation acquired the said landed properties for the development of Navi Mumbai projects.

i) The corporation following the decision in the notifications of the Urban Development Department of the Government of Maharashtra decided to allot to the said **Smt. Ganubai Parshuram Mhatre and Shri. Laxman Parshuram Mhatre**. A Plot of land at under the “**Navi Mumbai International Airport**” Scheme at revenue village Ulwa of Taluka Panvel, District Raigad.

j) The corporation caused, prepared a layout of plots at village Ulwa of Taluka Panvel, District Raigad for its allotment to the land affected people.

k) The corporation by its Allotment Letter bearing No. 2015/1904 dated 17/05/2016 allotted to **Smt. Ganubai Parshuram Mhatre and Shri. Laxman Parshuram Mhatre** a plot of land bearing plot of land bearing number 177, totally admeasuring 310 sq.mtrs. situated at Sector 24, Node – Pushpak Vahal, Poket No. 4, Ulwa, Tal Panvel, Dist.Raigad, The Said **Smt. Ganubai Parshuram Mhatre and Shri. Laxman Parshuram Mhatre** be hereinafter called and

referred to as the Original Licensees. The said plot of land be hereinafter called and referred to as the SAID PROPERTY.

l) The Corporation executed a Lease Agreement with the Original Licensees on **30/05/2018** and by a separate possession letter, placed them in peaceful and vacant possession of the said property at and for a Lease premium of Rs. 500/- (Rupees Five Hundred Only). The Agreement to Lease is duly registered in the Office of Sub-Registrar of Assurances at Panvel No. 2 Vide its registration Serial No. 2816/2017 dated 22/03/2017. The Original Licensees on **01/09/2018** executed Development Agreement with the Builder/Promoter in respect of said property. The Development Agreement is duly registered in the Office of Sub-Registrar of Assurances at Panvel No. 2 Vide its registration Serial No. 11682/2018 dated 01/09/2018. The Original Licensees on **31/08/2018** executed Power of Attorney with the Builder/Promoter in respect of said property. The Power of Attorney is duly registered in the Office of Sub-Registrar of Assurances at Panvel No. 2 Vide its registration Serial No. 11683/2018 dated 01/09/2018. The Original Licensees on **15/04/2019** executed Supplementary Development Agreement with the Builder/Promoter in respect of said property. The Supplementary Development Agreement is duly registered in the Office of Sub-Registrar of Assurances at Panvel No. 2 Vide its registration Serial No. 4746/2019 dated 15/04/2019.

m)The said property is more particularly described in the First Schedule hereinafter and is delineated in a red colour boundary in the Locational Layout plan.

n) The Original Licensees being desirous of causing development of the said property by constructing a new residential and/or commercial building thereon appointed the promoters herein for completing the said development. The Original Licensees on 01/09/2018 have entered into a Development Agreement with the promoters. The said development agreement is duly registered in the office of the Sub-Registrar of Assurances Panvel-2 vide its Registration Serial No. 11682/2018 dated 01/09/2018. The original licensees have also executed a General Irrevocable Power of Attorney on dt. 01/09/2018 in favour of **M/s. MMG LANDMARK LLP** of Mumbai.

o) The Original Licensees accordingly on 26/02/2019 get development plan sanctioned from the CIDCO and the CIDCO have also issued a Commencement Certificate Vide its Letter No. CIDCO/BP-16326/TPO (NM & K)/2019/3994 dt. 26/02/2019.

p) The promoters by virtue of the said Development Agreement dated 01/09/2018; said Supplementary Development Agreement dated 15/04/2019 and by Virtue of Power of Attorney dated 31/08/2018 are entitled to cause &

commence the development work of the said property by constructing a new residential and/or commercial building thereon to be known as “**Sunanda Sadan**” in accordance with the plans, designs and specifications approved by CIDCO, Navi Mumbai. The promoters are also entitled to sell to purchasers the flats and/or such other premises as may be constructed on the said property.

q) The flat purchaser/s has/have taken inspection of all the papers, statements, agreements, writings, plans, lease Deeds, specifications, licenses and all other documents as are required to be shown to the flat purchaser/s under the Maharashtra Ownership Flats (Regulation of the promotion of construction sale management and transfer) Act 1963, (hereinafter referred to as “the said Act”) and Rules framed thereunder relating to the said plot of land and has satisfied himself/herself/themselves as to the marketable title of the said plot.

r) The copy of title certificate dt. _____, issued by the promoter’s Advocate _____, perusal of copy of Agreement to lease and Development Agreement which is showing the title in the name of **M/s. MMG LANDMARK LLP**. A copy of the said title certificate is annexed hereto and marked as ANNEXURE “A”.

s) The said Promoters have obtained the necessary approval of the CIDCO for the plans, specifications, elevations, section and details of the said building known as “**Sunanda Sadan**” and to commence construction thereof.

t) The said Promoters have taken necessary steps and have successfully registered the said real estate project known as “**Sunanda Sadan**” before the MahaRERA Authority as required under the provisions of **The Maharashtra Real Estate Regulation Act, 2016**. The details of said real project bear registration no. _____ which is available for inspection on the official website of MahaRERA Authority _____.

u) While sanctioning the said plans, concerned CIDCO and/or Government has laid down certain terms, conditions, stipulations, and restrictions which are to be observed and performed by the promoters while developing the said land and the said building/s and upon due observance and performance of which only the completion and occupation certificates in respect of the said building/s shall be granted by the CIDCO.

v) The Flat purchaser/s applied to the Promoters for allotment to the flat purchaser/s a **Flat No. _____ on _____ Floor, _____ Sq.mtr. (Carpet) and area equivalent to _____ Sq. Mtrs.(built-up)** of the building complex to be constructed on the said property known as “**Sunanda Sadan**”.

w) Prior to making application as aforesaid as required by the provisions of Maharashtra Co-Operative Societies Act, 1960 (Maharashtra Act No. XXXIV of

1960) and the Urban Land (Ceiling & Regulation) Act 1976 the Flat Purchaser has/have made a declaration of the effected firstly, that they do not own any flat within the limits of Greater Bombay and Secondly that neither the Flat purchaser/s and/or family as defined under the Urban Land (Ceiling & Regulation) Act, 1976 of Flat/ Shop Purchaser/s own a tenement, house or building within the limits of Greater Bombay and Thane and Raigad.

x) Relying upon the said application, declaration and agreement, the promoters agreed to sell the Flat to the Flat Purchaser/s, at the price and on the terms and conditions hereinafter appearing.

y) The flat purchaser/s has/have agreed to purchase from the promoters and the promoters have agreed to sell to the purchaser the residential **Flat No. _____** on _____ **Floor, _____ Sq.mtr. (Carpet) and area equivalent to _____ Sq. Mtrs.(built-up)** in the building **“Sunanda Sadan”** for the total aggregate price of Rs. _____/- (Rupees _____ only) in the manner and on the terms and conditions hereinafter appearing.

z) Prior to the execution of these presents the Flat purchaser/s has/ have paid to the promoters a sum of Rs. _____/- towards the part payment of the sale price of the Flat agreed to be sold by the promoters to the Flat/ shop Purchaser (the payment and receipt whereof the Promoters doth hereby admit and acknowledge).

aa) Under Section 4 of the Maharashtra Ownership Flats Act. 1963, the promoters are required to execute a written Agreement for Sale of the said residential flat, to the flat purchaser/s being these presents as also to register the said agreement under the Indian Registration Act. 1908.

ab) The Flat purchaser/s has/have on the basis of the above information and documents supplied to/inspected by him/her/them has/have agreed to acquire from the Promoters a premises being Flat No. _____, on _____ Floor, in the proposed building complex to be constructed on the said property known as **“Sunanda Sadan”** for the price and on the terms and conditions hereinafter set forth.

NOW THIS AGREEMENT WITNESSETH THAT IT HAS BEEN AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- 1) The promoters shall construct a building consisting of ground plus 4 upper floors to be called **“Sunanda Sadan”** on the said plot of land situated at Pushpak Vahal, Tal. Panvel and more particularly described in the schedule hereunder written, in accordance with the plans, designs, and specifications amenities seen and approved by flat the purchaser/s with such variations

and modifications as the promoters may consider necessary or may be required by any public body or local authority to be made in them or any of them and may be approved by the CIDCO.

- 2) The Flat purchaser/s has/have prior to the execution of this agreement satisfied himself/herself/themselves about the marketable title of the promoters to the said land and shall not be entitled to investigate the title of the owner/s licensees and no requisitions or objection shall be raised on any matter relating thereto.
- 3) The flat purchaser/s hereby agrees to purchase from the promoters and the promoters hereby agrees to sell the flat purchaser/s the residential flat/commercial premise (hereinafter referred as the “SAID PREMISES”) Flat No. _____, on _____ Floor, _____ Sq.mtrs. (Carpet) and Area equivalent to ____ Sq.mtr (built up) in the said building “**Sunanda Sadan**” as shown in the floor plan annexed and marked as ANNEXURE “B” hereto at the total lumpsum price of Rs. _____/- (Rupees _____ only).
- 4) The Flat purchaser/s pay the total price of the said Flat is as follows :

SCHEDULE OF PAYMENTS

1)	On execution of agreement	____%	Rs. _____
2)	On Completion of Plinth	____%	Rs. _____
3)	On Completion of 1 st Slab.	____%	Rs. _____
4)	On Completion of 2 nd Slab.	____%	Rs. _____
5)	On Completion of 3 rd Slab.	____%	Rs. _____
6)	On Completion of 4 th Slab.	____%	Rs. _____
7)	On Commencement of Brick work	____%	Rs. _____
8)	On Commencement of Plaster work.	____%	Rs. _____
9)	On Commencement of Plumbing (Flooring & Tiles)	____%	Rs. _____
10)	On Commencement of Door/ Window work.	____%	Rs. _____
11)	On Possession	____%	Rs. _____

		Total _____%	Rs. _____

Rs. _____/- (Rupees _____
 _____ only).

In respect of the payment of each installment, the promoters will pass separate receipts and such receipt alone shall be treated as the evidence of such payment. The sale price mentioned hereinabove is on lumpsum consideration basis. The flat purchaser/s shall not be entitled at any time to make or raise any dispute relating the said sale price or correlate the same with the same with the aggregate area of the premises as shown in the plan hereto annexed.

- 5) It is hereby expressly agreed that the time for the payment of each of the aforesaid installment of the purchase price shall be essence of the contract. In the event of the flat purchaser/s making any default in payment of any one of the aforesaid installments of the purchase price on the due dates and the other amounts payable hereunder whether formally demanded or not and/or committing breach of any of the terms and conditions herein contained, the promoters shall be entitled to terminate this agreement and forfeit the earnest money deposited paid by the purchaser towards the purchase price hereunder and to sell the premises agreed to be sold to the purchaser, to any other party as the promoters may deem fit, and the flat purchaser/s will have no right or claim whatsoever on the said premises and/or against the promoters and/or the new purchaser thereof.

Provided always that the power of termination as aforesaid shall not be exercised unless and until the promoters shall have given to the purchaser fifteen (15) days prior notice in writing of the intention to terminate this agreement and giving a reasonable opportunity to the flat /shop purchaser/s for remedying such breach or breaches. Any delay by the promoters in enforcing the terms of this agreement or any forbearance or giving of time to the flat purchaser/s for making the payments to the promoters shall not be construed as a waiver on the part of the promoters of any breach or non-compliance of any of the terms and conditions of the promoters or any of the terms and conditions of this agreement by the flat purchaser/s nor shall the same in any manner prejudice the rights of the promoters.

Provided further that upon termination of this agreement as aforesaid, the promoters shall refund to the flat purchaser/s the installments of purchase price of the premises which may till then have been paid by the flat purchaser/s to the promoters, only after the sale of flats/shop to another flat purchaser/s excluding the earnest money deposit, but the promoters shall not be liable to pay to the flat purchaser/s any interest on the amount so

refunded and upon termination of this agreement and refund of the aforesaid amount by the promoters, the promoters, shall be at liberty to dispose of and sell the said premises to such person and at such price as the promoters may in its absolute discretion think fit.

- 6) Without prejudice to their rights under this agreement and/or in law, the promoters shall be entitled to claim and the flat purchaser/s shall be liable to pay to the promoters interest at the rate 24% per annum, on all such amounts which become due, and payable by the flat purchaser/s under this agreement and remain unpaid for fifteen days or more after becoming due and irrespective of whether. Formally demanded or not. The promoters shall in respect of any amount remaining unpaid by the flat purchaser/s under this agreement, shall have a first lien and charge on the said premises agreed to be acquired by the flat purchaser/s.
- 7) The promoter/s shall give the possession of the said premises to the flat purchaser/s on or _____ subject however, to the availability of cement, steel, water, electricity and other building materials and subject to occupation permission of CIDCO and also subject to prompt and timely payment of purchase price installments by all the flat purchaser/s as well as subject to any act of God and or act of state and/or any other reasons beyond the control of the promoters and also subject to the operation of force major. If the CIDCO/ CORPORATION permits in future, part occupation on floor wise basis, the promoters may offer possession of constructed floors earlier also. The promoters shall not incur any liability or be responsible if the said premises are not delivered on the date aforesaid, if it is delayed for any of the reasons aforesaid or by reason of war, commotions, or any act of God, or any act of state or force major or for any reason beyond control of the promoters or if due to any statute, notice, rule, order or notification of any Government or any other public body or authority.
- 8) The fixtures, fittings and amenities to be provided by the promoters in the said building and the premises are set out in ANNEXURE "C" written hereunder and the flat purchaser/s has/have satisfied himself/herself/ themselves about the same.
- 9) The flat purchaser/s shall have no claim, save and except in respect of the particular premises hereby agreed to be acquired, i.e. all open spaces, un allotted spaces, stilt area/flats/ commercial premises/ shops/garages/lobbies/ staircases/terraces/ parking spaces/ gardens/ hoarding etc. will remain the property of the promoters until the whole property and/or any part thereof is

transferred to the society as hereinafter mentioned but subject to the rights reserved to the promoters under this agreement.

- 10) a) The promoters shall be entitled to construct terrace houses, along with one or more terraces and shall be entitled to sell on ownership basis and/or otherwise dispose of the same. The promoters shall also be free and entitled to sell, allot, or otherwise dispose off the stilt areas and/or open parking spaces. The flat purchaser/s and/or the flat purchaser/s of other premises shall not be entitled to raise any objection of whatsoever kind or nature and shall not be entitled to the use of such terraces or open spaces or stilt areas or parking spaces sold and/or allotted by the promoters to the flat purchaser/s of such premises unless the purchaser himself/ herself/ themselves is/are such purchaser. The flat purchaser/s of such premises shall be exclusively entitled to the use of the said area sold and/or allotted to him/her/them.
- b) The promoters shall be entitled to sell or otherwise dispose of the right to the terrace or terraces of the building for the purpose of creation of advertisement/s hoardings or any other use permissible by law without any objections whatsoever from the flat purchaser/s so long as the means of access available to the society for approaching the water tank. The promoters shall also be entitled to sell or otherwise dispose of the right to the terrace attached to any flat/s shop/commercial premises/shops to the flat purchaser/s of flat adjoining the terrace subject to the said right of the society for approaching the water tank.
- 11) The promoters shall have right to make additions and/or alterations and raise horizontally or vertically or put up additional structures/ floors as may be permitted by the CIDCO and/ or any other competent authorities. If any portion of the said lands and/or the said property is acquired or notified to be acquired by the Government, or any other public body or authority, the promoters shall be entitled to receive all the benefits in respect, thereof and/or the compensatory F.S.I. or all other benefits which may be permitted in lieu thereof. The promoters shall also be entitled to use any additional F.S.I. or additional construction that may be permitted by the CIDCO or any other local body or concerned authority on the said plot of land and/or property for any reason whatsoever, including structures and stores will be the sole property of the promoters who will be entitled to dispose it of in any way they choose and flat purchaser/s hereby irrevocable consents to the same. Under the circumstances aforesaid, the flat purchaser/s shall not be entitled to raise any objection or to any reduction in the price of the said premises agreed to be acquired by him/her/them and/or to any

compensation or damages, on the ground of inconvenience or any other ground whatsoever. It is agreed by and between the parties that if the permitted floor space index or density is not consumed in the building being put up and/or at any time further construction on the land is allowed to the promoters and/or consume the balance F.S.I. and/or additional F.S.I. of any other property whatsoever, and/or the flat purchaser/s and/or the Society or the Association of Apartment Owners and/or the Limited Company shall not be entitled to claim any share, right, title or interest in such F.S.I. as aforesaid nor shall they be entitled to raise any objection whatsoever in respect of its use by the promoters in any manner they choose.

- 12) The promoters or any person nominated by the promoters or the persons to whom the rights and benefits conferred under the clause herein before mentioned are assigned, shall have absolute right to make additions, alterations, raise stores or put up additional structures as may be permitted by the CIDCO and other competent authorities. Such additions, alterations, structures and stores will be the sole property of the promoters its nominee or assignee as the case may be, who will be entitled to dispose of the same in any way they choose and the flat purchaser/s hereby consents to the same. The terrace of the building till the same is/are allotted to any flat purchaser/s and/or agreed to be sold, as also the parapet walls shall be the property of the promoters or its nominee or assignee and the promoters or its nominee or assignee shall also be entitled to display advertisements on or over the walls, on or over the terrace as well as on any portion of the said building including the compound thereof and on the walls of such compound and shall be exclusively entitled to the income that may be derived by display of such advertisements at any time hereafter. The agreement with the purchaser and all other flat purchaser/s of the other premises in the said building shall be subject to the aforesaid rights of the promoters or its nominee or assignee who shall be entitled to use the terrace therein as well as the said lands, and other flat purchaser/s including the flat purchaser/s herein shall not be entitled to any abatement or reduction or concession in the price of the premises agreed to be acquired by the him on the ground of inconvenience or any other ground whatsoever. The promoters shall be entitled to either nominate any other person to obtain the benefits, rights and interest in favour of any other person.
- 13) The promoters shall be entitled to transfer, assign, dispose off and/or sell in any manner they deem fit or proper the said terraces/ suit areas/ parking spaces/garages/gardens etc. to anybody on such price, terms and conditions

at the promoters may deem fit. The flat purchaser/s singly and/or along with other flat purchaser/s will not raise any objection of whatsoever nature of kind.

- 14) The flat purchaser/s agrees that he/she/they along with other flat purchaser/s of flats/garages/ parking spaces etc. will not charge anything to the promoters or its nominee or Transferees any amount by way of monthly installment, maintenance charges or any other charges whatsoever for use of such terraces, stilt areas, compound walls, display or advertisements or hoardings etc. for the purpose mentioned hereinabove except as may be payable to any local authority and as may be provided in the agreement between the promoters and the persons entitled to the use thereof.
- 15) As soon as the promoters notify that the said premises is ready for occupation the flat purchaser/s shall pay the entire balance price including the arrears of installments, if any, together with accrued interest payable by him/her/them and the other amounts payable hereunder within fifteen days of such notice whether served individually or put up at some prominent place in the building. If the flat purchaser/s fails to pay the said balance price as aforesaid, the promoters will be entitled to forfeit the earnest money deposit previously paid by the flat purchaser/s and terminate this agreement and the flat purchaser/s shall thereupon loose all rights in the said premises agreed to be sold as well as all the rights and benefits under this agreement.
- 16) The possession of the said premises shall be delivered to the flat purchaser/s after the building is ready for use the occupation and only after all the amounts due by the flat purchaser/s under this agreement are first simultaneously paid to the promoters. The possession of the said premises may be offered and/or given earlier, if requested by the flat purchaser/s, before receiving the occupation certificate to enable the flat purchaser/s to decorate the same internally or otherwise, provided however that the flat purchaser/s has/have first paid full consideration herein mentioned and all other amounts payable hereunder to promoters provided further that he/she/they shall not be entitled to use and occupy the said premises till the occupation certificate from the CIDCO and/or other necessary consents from other concerned authorities are obtained/ received. The purchaser shall take possession of the said premises within fifteen days of the promoters giving written notice to the purchaser offering the possession and/or intimating that the same is ready for use and occupation, time being the essence.

- 17) Upon the flat purchaser/s taking possession of the said premises, he/she/they shall have no claim against the promoters in respect of any items of work in the said premises which may be alleged not to have been carried out and/or completed and/or being defective and/or being not in accordance with the plans and/or specification and/or this agreement and/or otherwise howsoever in relation thereto and it will be deemed that the flat purchaser/s has fully inspected the said premises and satisfied himself about the same before receiving possession thereof.
- 18) The flat purchaser/s hereby agrees to contribute and pay his/her /their actual proportionate share towards water charges, sweeper charges, common electrical bill, watchman salary, and out goings including maintenance charges in respect of the said premises, if the same exceeds Rs. _____/- per month, such share to be determined by the promoters with regards to the each flat/open space/terrace/ parking space.
- 19) The flat purchaser/s shall immediately after the execution of this agreement lodge the same for registration with the appropriate registering authority and shall within two days after lodging the same, intimate in writing to the promoters together with the serial number under which the same is lodged enclosing the Xerox copy of such registration receipt to enable the promoters to admit the execution thereof. In no case promoters shall bear any penalty that may be levied for delayed registration of the said agreement. If the flat purchaser/s fails to lodge this agreement for registration, the promoters shall not be in any way responsible for the non-registration of the said agreement and the consequences arising there from.
- 20) If at any time development and/or betterment charges, sales tax, service tax, vat or other levy, charges, tax are/or is charged and/or any service charges/transfer charges levied or sought to be recovered by the municipality/ CIDCO/Corporation, Government and/or any other public authority in respect of the said plot and/or buildings/s the same shall be borne and paid by all the flat/shop purchaser/s of the various premises therein, in proportion to the respective purchaser in addition to the price of their respective premises.
- 21) The Flat purchasers shall pay charges towards MSED Co. meter deposit, Water meter deposit, Drainage charges, Society formation/ Registration charges and any other incidental charges levied by CIDCO to the developers.
- 22) The flat purchaser/s along with other purchaser of flat/ parking space in the said building **“Sunanda Sadan”** shall form a Co-operative Society or Association of Apartment Owners or Limited Company to be known as the

“**Sunanda Sadan**” Co-Operative Housing Society or “_____”. After formation of the said Co-Operative Housing Society or Association of Apartment Owners or Limited Company and after completion of the building and receipt by the promoters of the full price of all the flats/ shop the promoters shall request, call upon and to execute the necessary conveyance or sub lease of the said plot of land in favour of such Co-Operative Housing Society or Association of Apartment Owners or Limited Company. Such conveyance as also the rules of the Co-Operative Housing Society or Association of Apartment Owners or Limited Company may adopt at its inception and the regulations and bye-laws of the proposed Co-operative Housing Society or Association of Apartment Owners or Limited Company shall be prepared and/or approved by the advocates of the promoters and All costs and expenses including professional cost of the advocates of the promoters and in connection with the formation of a Co-operative Housing Society or Association of Apartment Owners or Limited Company and the stamp and registration charges and all other incidental charges of the said conveyance shall be borne by all the flat purchaser/s and/or members of such Co-operative Housing Society and/or Association of Apartment Owners or Limited Company. It is made clear that the promoters shall not be liable to pay any stamp duty or registration charges in respect of the conveyance lease deed of the said plot of land and building in favour of the said Society or Association of Apartment Owners or Limited company as aforesaid.

- 23) In the event of the Co-operative Housing Society or Association of Apartment Owners or Limited Company being formed and registered before the sale and disposal by the promoters of all the flats and other premises in the said building the power and the authority of the Co-Operative Housing Society or of such Association or Limited Company of the purchaser of premises shall be subject to the over all authority and control of the promoters over any or all of the matters concerning the said building and in particular the promoters shall have absolute authority and control as regards the unsold flats/ portions and other premises and the disposal thereof.
- 24) Notwithstanding anything herein contained or otherwise provided in this agreement, promoters shall have liberty to sell assign, transfer, or otherwise deal with its rights, title and interest in the said plot and/or in the said building constructed or to be constructed thereon in any manner whatsoever provided. However that this right of the promoters shall in no way after or

prejudice the rights of the flat purchaser/s. It being expressly agreed and understood that the flat purchaser/s shall have no claim whatsoever except in respect of the premises hereby agreed to be acquired and that all open spaces/flats/ garages/ parking spaces/ slit areas/ gardens/ terraces in the said building will remain the property of the promoters until the said plot is fully developed and is transferred to the Co-Operative Society or Association of Apartment Owners or Limited Company as the case may be. The Flat purchaser/s for himself/themselves with intention to bring all persons into whosoever hands the flat may come, doth hereby covenant with the promoter as follows :

- (a) To maintain the flat in good tenable repair condition from the date of possession of the flat is taken and shall not do or cause to be done anything in or to the building in which the flat is situated, staircase or any passage which may be against the rules, regulations or bye-laws of concerned local or any other authority 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.
- (b) Not to store in the flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the constructions or structure of building in which the flat is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages to the upper floors 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 flat purchaser/s in this behalf, the flat purchaser/s shall be liable for the consequences of the Breach.
- (c) To carry at his own cost all internal repairs to the said flat and maintain the flat in the same conditions, state and order in which it was delivered by the promoter to the flat purchaser/s and shall not do or cause to be done anything in or to the building in which the flat is situated or the flat which may be given the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the flat purchaser/s committing any act in contravention of the above provision, the flat purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and or other public authority.
- (d) Not to demolish or cause to be demolished the flat or any part thereof, nor any time make or cause to be made any addition or alteration of whatever nature in or to the flat/ shop or any part thereof, nor any alteration in the

elevation and outside color scheme of the building in which the Flat is situated and shall keep, the portion, sewers, drains pipes in the flat and 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 damage to columns, beams, walls, slabs or RCC parades or other structural members in the flat without the prior written permission of the promoter/and or the society or the Limited Company.

- (e) Not to permit to be done any act or thing which may render void or voidable any insurance of the said land and building in which the flat is situated any or part thereof whereby any increase of premium shall become payable in respect of the insurance.
- (f) Not to throw dirt, rubbish, garbage or other refuse or permit the same to be thrown from the Window/Balcony in the compound or any portion of the same land and the building in which the flat is situated.
- (g) Pay to the Promoter within Seven days from demand by the promoter, his/her/their share of security deposit by concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Flat is situated.
- (h) 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 or change of user of the flat by flat purchaser/s viz. user for any purposes other than for residential purpose.
- (i) The flat purchaser/s shall not let, sub-let, transfer, assign or part with flat purchaser/s interest or benefit factor of this agreement or part with the possession of the flat until all the dues payable by the flat purchaser/s to the promoter under this Agreement are fully paid up and only if the flat purchaser/s had not been guilty of breach of or non-observance of any of the terms and conditions of this agreement and until the flat purchaser/s has/have intimated in writing to the promoter.
- (j) The flat purchaser/s shall observe and perform all the rules and regulations which the Society or the Limited Company may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the flats/shop 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 flat purchaser/s shall also observe and perform all the stipulation & condition laid down by

the Society or Limited Company regarding the Occupation and use of the flat in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this agreement.

- (k) Till a conveyance of building in which the flat is situated is executed the flat purchaser/s shall permit the Promoter and their surveyors and agents, with or without workmen and others at all reasonable times, to enter into and upon the said land and buildings or any part thereof to view and examine the state and conditions thereof.
- 25) The flat purchaser/s shall use the said premises of the flat as residence/ commercial premises only, as the case may be, and in case of car parking/ garage space, for parking of motor vehicle only and in case of any other purposes as may be authorized by the promoters in writing and as may be permissible by law and/or CIDCO or any other concerned authority in that behalf and which is not likely to cause nuisance or annoyance to the other occupiers of the said building and/or the owners and occupiers of the neighboring properties and shall not be used for any illegal or immoral purposes. The flat purchaser/s hereby indemnifies the promoters against the costs and consequences of any action initiated by anyone (including any authority in law) against the misuse of his/her/ their premises or rights under this agreement.
- 26) The flat purchaser/s shall not store in the said premises goods hazardous or combustible nature of which are too heavy to affect the construction or stability of the said building.
- 27) The flat purchaser/s only for a parking space/open space/ garage/ in the said building shall not be entitled to be an ordinary member of the Society or Association of Apartment Owners or Limited Company, but only an associate member to whom shall be granted a lease of such parking space/garage/open space/ terrace/ garden at a rent equivalent to the proportionate outgoings taxes etc. payable in respect of the parking spaces/garages/ terraces/gardens/ pen spaces.
- 28) The flat purchaser/s shall from the date of possession maintain the said premises at his/her own cost in good tenantable repair and condition and shall not do or suffer to be done anything in or to the said building or the said premises, staircases and common passages which may be against the rules, regulations or by-laws of the CIDCO or any other authority nor shall the flat purchaser/s change, alter, or make addition in or to the said premises or building or any part thereof. The flat purchaser/s shall be responsible for any breach of this provision.

- 29) The flat purchaser/s shall not let, sub-let, transfer, assign or part with the possession of the said premises.
- (i) Until all the dues payable by him/her/them to the promoters under this agreement are first fully paid up.
 - (ii) Only if the flat purchaser/s has/have not been guilty of breach of or non-compliance with any of the terms and conditions of this agreement.
 - (iii) Until he/she/they obtain prior consent of the promoters in writing.
- 30) The flat purchaser/s and the persons to whom the said premises is let, sub-let, transferred, assigned or given possession of shall from time to time sign all applications, papers and documents and do all such act, deeds and things as the promoters and/or the Co-operative Housing Society and/or Association of Apartment Owners and/or Limited Company may require for safeguarding the interests of the promoters and/or the Co-operative Housing Society and/or Association of Apartment Owners and/or Limited Company, and /or of the other flat purchaser/s in the said building.
- 31) a) The flat purchaser/s shall carry out-all internal repairs of his/her premises agreed to be acquired by his/her cost and maintain it in the same condition, stage and other in which it is delivered to him/ her at his/her/their own cost and that he/she/they shall not do or suffer to be done, anything in or to the said building or the said flat which may be against the rules and regulations and bye-laws of the CIDCO and/or other public authorities and he/she/they alone shall be responsible to the CIDCO and/or other public authorities for anything so done in connection with the said building and/or the said premises and shall be liable for the consequences thereof.
- b) The flat purchaser/s shall not at anytime demolish or cause to be demolished the said premises or any part thereof agreed to be acquired by him nor shall at anytime make or cause to be made any addition or alteration of whatever nature to the said premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the said premises to be acquired by him. The flat purchaser/s hereby covenants to keep the partition walls, sewers drains, pipes and appurtenances thereto in good conditions and in particular so as to support shelter and protect the parts the said building other then his/her premises.

The flat purchaser/s further covenants not to disturb/ chisel or in any other manner damage the columns, beams, walls, slabs, or R.C.C. pillars or other structural portions without the prior written permission of the promoters and the CIDCO.

- 32) After the flat purchaser/s may have taken possession of the premises under the provisions of this agreement, the flat purchaser/s shall permit the promoters and their surveyors and agents with or without workmen and others at all reasonable times, to enter into and upon the said premises or any part thereof to view and examine the state and condition thereof and the flat purchaser/s shall make good, within three months or the promoters giving a notice in writing, which shall be given by the promoters to the flat purchaser/s and also for the purpose of repairing any part of the building and for the purpose of making, repairing, maintaining, re-building, cleaning and keeping in order and condition all services, drains, pipes, cables, water courses, gutters wires, partition walls or structure of other conveniences belonging to or serving or for the said building, and also for the purpose of laying, wires and cables and for similar other purposes and for all, other purposes contemplated this agreement.

All letters, receipts and or notices issued by the promoters dispatched under

Certificate of posting/ Registered post A.D. to the address known to the of the purchaser will be sufficient proof of receipts of the same by the flat purchaser/s and shall completely and effectually discharge the promoters. For this purpose the flat purchaser/s has/have given the following address : _____

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands, the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of a plot of land bearing Plot No.177 , Sector No. 24, total admeasuring area 310 Sq.,mtr. allotted under 22.5% Scheme lying at Village Pushpak Vahal, Tal. Panvel, Dist. Raigad. The Said Plot No. 177 is bounded as under:

On or towards the North by	:
On or towards the South by	:
On or towards the East by	:
On or towards the West by	:

THE SECOND SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of premises bearing Flat No. _____, on
_____ Floor, _____ Sq.mtr. (Carpet) and area equivalent to _____ Sq.mtrs.
(built-up) “_____” constructed on Plot No. 177 at Sector No. 24 of
Pushpak Vahal, Tal. Panvel.

Signed sealed and delivered by
The within named BUILDER/PROMOTER

**M/s. MMG LANDMARK LLP registered Limited Liability
Partnership through its Partners**

Shri. MANESH R. PATEL

In the presence of...

1) _____

2) _____

SIGNED SEALED AND DELIVERED BY
The within named FLAT
PURCHASER/S

SHRI./SMT. _____

FLAT/PURCHASER

In the presence of...

1) _____

2) _____

RECEIPT

RECEIVED a sum of Rs. _____ (Rupees _____
 _____ only) from with in named flat purchaser/s by
 cash/cheque No. _____ dated _____ drawn on Bank _____
 Branch _____ Receipt No. _____ being advance and part payment
 towards the state price in respect of Flat No. _____ on _____ floor, the
 building “_____” to be constructed on Plot No. 177, Sector No.
 24, Pushpak Vahal, Panvel, Navi Mumbai as agreed under these presents.

WE SAY RECEIVED

Rs. _____

**M/s. MMG LANDMARK LLP a
 registered Limited Liability Partnership
 through its Partners**

Shri. MANESH R. PATEL

SPECIFICATION AND AMENITIES FOR DELUXE FLAT/SHOP

- 1) The Building will be constructed of reinforced cement concrete frame structure.
- 2) All the external walls will be constructed in 6” thick brick work with cement plaster in two coats, partition walls will be 4” thick brick work with cement plaster and P.O.P. finish.
- 3) Entire flooring will be verified in all rooms.
- 4) External sand face plaster in two coats of semi Acrylic paints.
- 5) Internal P.O.P. plaster with two coats of Acrylic Distemper.
- 6) Living room and Bed room shall have one ceiling fan point and two light points with one plug point & all rooms shall have required light plug & fan points.
- 7) Toilet & Baths with full glazed tiles hot & cold mixer with Guser point in each Bathroom upto 7” height.
- 8) One Wash basin will be provided either in Bathroom or in any suitable location.
- 9) R.C.C. raised platform finished with Black Granite stone and one steel sink in Kitchen.
- 10) There will be Flush Tank with Indian or Western or Anglo Indian type commode in WC with Ceramic tiles upto 7” in walls and ceramic tiles in flooring with water proofing.
- 11) Good Quality sliding window with powder coated & tinted glass.
- 12) There will be flush doors for internal rooms and good quality paneled main door. Flush door will be painted with two coats of oil paint. Sintex door for bath & W.C.
- 13) All staircases landing shall have lighting arrangements.
- 14) There will be one electric Bell or Buzzer in each flat and Godrej night latch in the Main door.
- 15) Electric copper concealed wiring throughout in the flat and open type sanitary and concealed plumbing work.
- 16) Building Terrace and water tank will be provided with water proofing, Terrace will have China Mosaic finish.
- 17) Water Pump will be provided for pumping water to overhead tank.