

AGREEMENT

This AGREEMENT made at Mumbai this Day of in the Christian year Two Thousand
“BETWEEN” M/S. VAISHALI CONSTRUCTIONS, a Partnership Firm duly registered under Indian partnership Act 1932, through their partners, Mr. Vinod Sakharam Nimbalkar and Hitendra Vinod Nimbalkar having address, at Vinod Bungalow, Plot No. 37, L.T. Road No. 3, off. M.G. Road, Goregaon (West), Mumbai 400 062, hereinafter called the **“DEVELOPERS”** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its partners or partner for the time being of the said firm, survivor of them, executors, administrators, assigns and heirs of last surviving partner) of the FIRST PART. A N D: MR./ MRS./ M/S.

_____ of Mumbai Indian Inhabitants residing at _____

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

W H E R E A S:

1. One Mrs. Dolly M. Mistry was seized and possessed of or otherwise well and sufficiently entitled to all that piece of land and ground bearing Plot No. 39, Survey No. 13-C, Hissa No. 11 (Pt.) and City Survey No. 113, 113/1 to 4 admeasuring 424.1 sq. mtrs. of village Pahadi, Goregaon, Taluka: Borivali (the said Land) together with the residential building known as 'Sorab Villa' (the said Building) standing thereon and having constructed area of 200 sq. meters (Built Up area) within the Registration Sub-district of Mumbai Suburban situate, lying and being at Tilak Nagar Road No. 3, Goregaon (West), Mumbai - 400 062, more particularly described in the First Schedule hereunder written and is hereinafter referred to as the said Property.

2. By a Deed of Conveyance dated 30th August, 1991 made and executed between the said Mrs. Dolly M. Mistry, therein called as 'the Vendor' of the One Part and (1) Ganesh Venkatrao Amladi (Since deceased) (2) Ramakant Trimbak Kamat, (3) Jayant Sunder Arur, (4) Smt Hirbai Khimji Gala, being the Purchaser herein and (5) Mangalore Shantaram Rao, (since deceased) therein called as 'the Purchasers' of the Second Part, duly registered in the office of Joint Sub-registrar of Assurances under Serial No. P/4667 of 1991 on 30th August 1991, the former sold, transferred and conveyed to the later the said Property for the consideration and on the terms and conditions more particularly mentioned therein;

3. There was a mistake as to mentioning of actual area of the said property in the said Deed of Conveyance dated 30th August, 1991;

4. By a Deed of Rectification dated 31st December, 1992 made between the said Mrs. Dolly M. Mistry and (1) Ganesh Venkatrao Amladi (since deceased) (2) Ramakant Trimbak Kamat, (3) Jayant Sunder Arur, (4) Smt Hirabai Khimji Gala, being the Purchaser herein and (5) Mangalore Shantaram Rao, (since deceased) duly registered with the Joint Sub-registrar of Assurances, Mumbai under Registration No. 1681 of 1992, the said mistake in mentioning

the area of the said Property in the said Deed of Conveyance dated 30th August, 1991 was rectified;

5. By virtue of the purchase of the said Property by the aforesaid Deed of Conveyance dated 30th August, 1991 and Deed of Rectification dated 31st December, 1992, the said (1) Ganesh Venkatrao Amladi (since deceased) (2) Ramakant Trimbak Kamat, (3) Jayant Sunder Arur, (4) Smt Hirbai Khimji Gala, the Purchaser herein and (5) Mangalore Shantaram Rao (hereinafter referred as "the owners") became the owners of the said Property, entitled to 1/5th each undivided right, title and interest in the said property and the entry in the Property Register Card in respect of the said Property was accordingly mutated and their names were recorded therein as Owner/holders of the said property;

6. One of co-owner Mr. Ganesh Venkatrao Amladi died intestate on 29th August 1999 him leaving behind his last will and testament dated 7th December, 1997, thereby bequeathing his 1/5th share of undivided right, title and interest in the said Property unto and in favour of his elder son Mr. Sunil Ganesh Amladi;

7. The said Mr. Sunil Ganesh Amladi filed Testamentary Petition No. 994 of 2000 before the Hon'ble High Court of Mumbai in its Intestate and Testamentary Jurisdiction for grant of probate in respect of the said will and testament dated 13th December 2000 in his favour and the Hon'ble High Court Bombay granted probate certificate dated 18th June, 2001 in respect of the said Will and Testament dated 13th December, 1997 left by the said late Mr. Ganesh Venkatrao Amladi in favour of his son Mr. Sunil Ganesh Amladi;

8. In the premise, the said Mr. Sunil Ganesh Amladi on the death of his father Mr. Ganesh Venkatrao Amladi has become entitled to 1/5th i.e. 20% undivided share of right title and interest in the said Property;

9. Another co-owner Mr. M. Shantaram Rao also died intestate on 14th March, 1995 leaving behind him his widow Mrs. Vedavati Rao as his only heir and legal representative entitled to 1/5th i.e.20% undivided share of right title and interest in the said Property;

10. In the events that have happened the said (1) Sunil Ganesh Amladi (2) Mrs. Vedavati Rao along with (3) Shri Ramakant Trimbak Kamat, (4) Shri Jayant Sunder Arur And (5) the purchaser herein (hereinafter referred to as the Original Co-owners) have become co-owners of the said Property,

11. By a Deed of Assignment of development right dated 15th July, 2001 (hereinafter referred to as “the said Deed of Assignment of Development Rights”) made and executed between the said co-owners including the Purchaser herein therein called as ‘the Assignors’ of the One Part and the Developers herein, therein called as the Assignees of the Other Part, the Co-owners have granted development right unto and in favour of the Developers herein to redevelop the said Property on the terms and conditions more particularly mentioned therein;

12. Pursuant to the said Deed of Assignment of Development Rights the Co-owners including the Purchaser herein have also executed General Irrevocable Power of Attorney dated 26th October, 2001 in favour of the Partners of the Developers herein to do all acts, deeds and things in respect of the said Property to redevelop the same;

13. The above said Deed of Assignment of Development Rights dated 15th July, 2001 is duly registered along with a Deed of Confirmation dated 31st August, 2007 with Sub-Registrar of Assurance Borivali-4, Borivali Mumbai under Registration No.BDR-10/06349 of 2007 on 31st August, 2007.

14. Pursuant to the said Deed of Assignment of Development Rights and Power of Attorney the Developers have negotiated and

entered into agreements with some of the tenants on the said Property to provide alternate accommodation to them in the new building proposed to be constructed by the Developers on the said Property.

15. Due to some dispute raised by the co-owners of the said Property, the Developers have filed S.C. Suit No. 563 of 2007 in the Mumbai City Civil Court at Mumbai Dindoshi Division against the co-owners for declaration and for permanent order and injunction restraining the Co-owners from entering into any development agreement and/or the said property to any third party;.

16. The Mrs. Vedavati Rao, and Mr. Sunil Ganesh Amladi (being the Defendant Nos. 3 and No. 4 in the said suit) settled the matter with the Developers herein and filed consent terms on 8th May, 2009 respectively with the Developers in the said S.C. Suit No. 563 of 2007. The said Smt. Hirbai Khimji Gala settled the said S.C. Suit No. 563 of 2007 with the Developers by filing consent terms with the Developers on 22nd December 2010;

17. Under the consent terms dated 8th May, 2009, filed between the Developers and the said Vedavati Rao in the said S.C. Suit No. 563 of 2007, the Vedavati Rao herein agreed to sell, transfer and convey her 1/5th undivided right title and interest in the said Property including the benefits under the said Deed of Assignment of Development Rights for the consideration by executing a Deed of Conveyance for the same in favour of the Developers;

18. In terms of the consent terms dated. 8th May, 2009, filed between the Developers and Mrs. Vedavati Rao in the above mentioned S.C. Suit No. 563 of 2007, by a Deed of Conveyance dated 31st December 2009, made and executed between the said Mrs. Vedavati Rao and the Developers, duly registered under registration No.BDR-12/00137/2010 dated 4th January 2010, at the office of Sub-Registrar of Assurance of Borivali, Mumbai, the said Mrs. Vedavati Rao sold, transferred and conveyed her 1/5th i.e. 20%

undivided share of right, title and interest in the said Property including all her rights and benefits under the said Deed of Assignment of Development Rights dated 15th July, 2001 unto and in favour of the Developers herein and as such the Developers are having 20% undivided right, title and interest in the said property and as such is Co-owner of the said property along with other remaining original Co-owners;

19. By virtue of being co-owner of the said property and by virtue of development right granted to the Developers by other co-owners, the Developers are entitled to redevelop the said property by demolishing the existing building/structure on the said property and constructing new building;

20. The Developers have planned to develop the said property described in the first Schedule herein under Written by demolishing old structure thereon and by constructing new buildings consisting of stilt plus 7 uppers floors.

21. The Developers have got the building plans approved and sanctioned in respect of the new building to be constructed on the said property from the Municipal Corporation of Greater Mumbai under I.O.D. bearing No. E.B/CE/9749/ BS/AP dated 29th January 2009.

22. The Developers have appointed ABHIJIT A. MEHTA, Architect, registered with the Council of Architects and such appointment is as per Agreement prescribed by the Council of Architect.

23. The Developers have appointed R.D.MAGDUM, as Structural Engineer for the preparation of the structural designs and drawings of the building to be constructed on the said property and the Developers accept the professional supervision of the Architect and the Structural Engineer till the completion of the building;

24. The Developers have got the plans, specifications, elevations, sections and other details of the building duly approved and sanctioned from the MCGM;

25. Pursuant to the plans approved and sanctioned by the Municipal Corporation of Greater Mumbai, the Developers are going to construct the said new building on the said property. The new building to be constructed on the said property is named as **“PRITHVI”**;

26. The Developers have also annexed hereto the copies of following documents:

	Annexure
i. Title Certificate of the said plot	1
ii. Property card	2
iii. Copy of the I.O.D.	3
iv. Commencement Certificate	4

27. While sanctioning the said plans, the concerned Local Authority and/or Government has laid down certain terms and conditions stipulations and restrictions which are to be observed and performed by the Developers while developing the said property and constructing the new building and upon the observance and performance of which only the completion and occupation certificate in respect of the said building shall be granted by the concerned local Authority;

28. In view of above, The Developers shall commence construction on the said property and will complete the construction of the said buildings and sell the said flats/premises and stilt/parking spaces therein on ownership basis. The entire project as per plans shall be known as **“PRITHVI”**.

29. The Purchaser/s demanded from the Developers and the Developers have given inspection to the Purchaser/s of all the

documents relating to the said property, the plans, specifications prepared by the Developers” Architects and such other documents which are specified 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 the Rules made there under and the Purchaser/s is/are fully satisfied with the title of the Developers in respect of the said property and the Developers’ right to construct the building thereon and to allot the various premises in the building to be constructed on the said property;

30. According to the sanctioned plans the Developers can construct building/s on the said property. The Developers have commenced construction on the said property and will complete the construction phase wise in the manner as they deem fit and sell the flats therein on ownership basis. The entire project as per plans shall be known as "**PRITHVI**" permanently. The Developers are entitled to use the F.S.I. and T.D.R FSI available on the said property or any increase FSI as may be permitted by the Government of Maharashtra and other concerned authorities in the manner they deem fit. The Flat Purchaser/s irrevocably confirms the same;

31. Relying upon the said assurances, declarations and agreements contained in this agreement the Purchaser has agreed to acquire from the Developers the said premises on the terms and conditions hereinafter appearing;

32. Under Section 4 of the said Act, the Developers are required to execute an agreement for Sale of the said new flat to the Purchaser being these presents as hereinafter appearing:

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

1. The recitals contained above form internal part of this agreement as if the same were set out and incorporated in the operative part.

2. The Developers shall construct or cause to be constructed the said building consisting of a ground and Seven (7) upper floors to be known as "**PRITHVI**" on the said property more particularly described in the First Schedule hereunder written in accordance with the plans, designs, specifications, approved by the concerned local Authority and which have been inspected and approved by the Purchaser/s with such variations, modifications and alterations as the Developers may consider necessary or as may be required by the concerned Local Authority/Government to be made in them or any of them and the Purchaser/s hereby gives/give an irrevocable consent, power and authority to the Developers to add to, to alter, vary or modify from time to time the said plans, designs, specifications, including for present and further construction whether on the same building or otherwise, and that no further consent of the Purchaser/s is/are required for any modification or amendment of the plan including for additions in the building to be constructed on the said property.

3. The Purchaser/s has/have prior to the execution of this Agreement satisfied himself /herself/ themselves about the title of the Developers to the said property and he/she/they shall not be entitled to further investigate the title or the raise any matter relating to the title of the said property and no requisition or objection shall be raised by the Purchaser/s in any manner relating thereto. A copy of the certificate of title issued by R. V. Yadav, Advocates of High Court, hereby annexed and marked **ANNEXURE "1"** herein.

4. The Purchaser/s hereby agree/s to purchase from the Developers and the Developers hereby agree to sell to the Purchaser/s flat/s tenements/garages/stilt parking, stack parking, open parking /terrace/walls, hoarding spaces, etc bearing No. _____ on the _____ floor admeasuring _____ Sq. ft. (carpet area) in the building known as "**PRITHVI**" to be constructed on the said property as shown in the floor plan thereof hereto annexed and marked **ANNEXURE "5"** with amenities as described in the **ANNEXURE "6"**

hereto at or for the price of ` _____/-
 (Rupees _____ only) including the proportionate prices of the common areas and facilities appurtenant to the said premises. The Purchaser/s will pay to the Developers on or before the execution of this agreement a sum of ` \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) (the payment and receipt whereof the Developers do hereby admit and acknowledge). The Purchaser/s hereby agrees/s to pay to the Developers the balance price of ` _____/- (Rupees _____ only) in the following manner:-

- (i) ` _____ /- on completion of plinth,
- (ii) ` _____ /- on completion of 1st slab,
- (iii) ` _____ /- on completion of 3rd slab,
- (iv) ` _____ /- on completion of 5th slab,
- (v) ` _____ /- on completion of 7th slab,
- (vi) ` _____ /- on completion of 9th slab,
- (vii) ` _____ /- on completion of 10th slab,
- (viii) ` _____ /- on completion of Int Brick Work,
- (ix) ` _____ /- on completion of Ext Brick Work,
- (x) ` _____ /- on or before Int Plaster,
- (xi) ` _____ /- on or before Electric Work,
- (xii) ` _____ /- on or before Ext Plaster,
- (xiii) ` _____ /- at the time of possession of the said
Premises,

5. The Percentage of the undivided interest of the Purchaser/s in the common area and facilities limited or otherwise pertaining to the

said premises shall be in proportion to the area of the said premises to the entire area of all the Flats etc. in the said building.

6. The Developers hereby agree to observe perform and comply with or caused to be observed, performed and complied with all the terms, conditions, performed and complied 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 hereafter and shall before handing over possession of the said premises to the Purchaser/s, obtain or cause to be obtained from the concerned local authority occupation of the building. The Developers shall be entitled to obtain part occupation or building completion certificate for one or more premises as the Developers may deem fit.

7. (a) The Purchaser/s agree/s to comply with all the terms conditions of any order scheme, permission, objections etc., that may have been granted or sanctioned and/or which may hereafter be granted or sanctioned or imposed by any authority statutory or otherwise paying charges, bearing expenses, making deposits, whether refundable or not.

(b) The Purchaser/s agree/s, undertake/s and assure/s to comply with and abide by all the undertakings and indemnities given by the Original owners/Developers to MCGM while getting the plan of the building sanctioned by MCGM and contribute proportionate charges if any levied and to keep indemnified the Developers against any breach thereof and/or action which may be taken by MCGM and the consequences thereof.

8. The Developers have made full and true disclosure of the nature of their title to the said property. The Developers, however, agree that before conveying and/or vesting the said building and the said property in favour of the society of acquirers of premises in the building, the Developers shall ensure that the said property is free from all encumbrances.

9. The Purchaser/s hereby grants/grant their/his/her irrevocable power and consent to the Developers and agrees/agree:-

a) That till the vesting document as may be permissible under law is executed the Developers alone shall be entitled to all FSI and T.D.R in respect of the said property and the property more particularly described in the First Schedule hereunder written whether available at present or in future including the balance FSI, T.D.R. the additional FSI and T.D.R. available under D. C. Rules from time to time and/or by any special concession, modification of present Rules and Regulations granting FSI, and FSI available in lieu of the road widening, set back, reservation, if any, or otherwise howsoever;

b) That till the vesting document are executed in favour of the society, the Developers be entitled to FSI in respect of the said property or shall have right to consume the same in any manner whatsoever;

c) That the Developers shall be entitled to develop the said property fully by constructing and/or making additions in the said building and/or by constructing additional floors/structures so as to avail of the full FSI permissible at present or in future for the said entire property inclusive for staircase, lift, passage, by way of purchase of floating FSI, TDR, free FSI which may be available on the said property or acquired otherwise howsoever and including putting up any "Additional Construction" as mentioned above and the Developers selling the same and appropriating to themselves the entire sale proceeds thereof without the purchaser/s or other acquirers of premises in such building and/or their common organization having any claim thereto or to any part thereof. The FSI, T.D.R. of any future and further and/or additional construction shall always be the property of the Developers who shall be at liberty to use, deal with, dispose of, sell, transfer etc., the same in manner the Developers choose. The Purchaser/s agrees/agree not to raise any objection and/or claim reduction in price and/or compensation and/or damages including on the ground of inconvenience and/or nuisance while putting up such additional construction mentioned above and in this agreement is

carried on. The Developers shall be entitled to consume such FSI, T.D.R by raising floor or floors on any structures including the said building and/or putting additional structures and/or by way of extension of any structure. The document vesting the title of the said property, building, etc., and transfer of rights and/or benefits of the Developers as hereinafter mentioned shall be subject to inter alia to the aforesaid reservation;

d) The Purchaser/s has/have seen the building plans as also the particulars of the specifications in accordance with which the said building is to be constructed. The Developers shall be entitled to make such changes in the building plans (including changes of users of the area therein) as the Developers may from time to time determine and as may be approved by the MCGM and other concerned authorities and the Purchaser/s hereby agree/s to the same.

e) The Developers alone shall be entitled to sell any part or portion of the said building including the open terrace/s, walls or part of the said property, stilt, parking space, covered or otherwise, the open space including for use as a bank, offices, shops, nursing home, restaurant, hotel, garden, display of advertisements, hoarding, well water, etc., as the same may be permissible or ultimately may be permitted by the authorities concerned;

f) It is also specifically understood and agreed by and between the parties hereto that the terrace space in the said building shall exclusively belong to the Developers and such terrace space is intended for exclusive use of the Developers and the Developers shall be entitled to use and also deal with and dispose off the same to any person or persons as they may think fit and proper.

g) To admit without any objection the persons who allotted premises by the Developers as members of the proposed society and/or as members of the society in the event the society is registered before all premises including premises of extended/annexed buildings are sold by the Developers;

- h) To bear and pay any increment in price of building material, labour and other escalations as may be decided by the Developers whose decision shall be final and binding on the Purchaser/s;
- i) Not to raise any objection or interfere with Developers' rights reserved hereunder;
- j) To execute, if any further or other writing documents, consents, etc., as required by the Developers for carrying out the terms hereof and intentions of the parties hereto;
- k) To do all other acts, deeds, things and matters and sign and execute such papers, deeds, documents, writings, forms, applications, etc., at the costs and expenses of the Purchaser/s which the Developers in their absolute discretion deem fit for putting into complete effect the provision of this Agreement.
- l) That the Developers alone shall be entitled to sell any part or portion of the said building including the, part terrace/s, adjacent to any flat of the said property, stilt, parking space, covered or otherwise uncovered, the open space.
- m] It is also specifically understood and agreed by and between the parties hereto that the part terrace space adjacent to any flat, in the said building shall exclusively belong to the Developers and such terrace space is intended for exclusive use of the Developers and the Developers shall be entitled to use and also deal with and dispose off the same to any person or persons as they may think fit and proper.
- n] The Purchaser/s hereby expressly agrees with the Developers that if the F.S.I. is increased in respect of the said Property by MCGM/ Government and/or additional construction is possible on the new building proposed to be constructed on the said property on account of further Transfer of Development Rights available for being utilized or otherwise and/or if the MCGM permits the construction of

additional floors on the new building, then in such event, the Developers shall be entitled to such increased FSI in respect of the said property and shall be entitled to construct such additional floors vertically on the said property by using said increased FSI or Fungible FSI or buying using further TDR available for utilized or otherwise as per the revised building plans.

The aforesaid consents, agreements and covenants shall remain valid, continuous, irrevocable, subsisting and in full force even after the possession of the said premises is handed over to the Purchaser/s and/or possession of the said building is handed over to the society of the Purchaser/s of the premises and vesting document is executed. The aforesaid covenants or such of them as the Developers may deem fit will be incorporated in the vesting document they shall run with the property.

10. It is hereby expressly agreed that the time for the payment of each of the aforesaid installments of the consideration amounts shall be of the essence of the contract. All the above respective payments shall be made within seven days of the Developers sending a notice to the Purchaser/s calling upon him/her / them to make payment of the same. Such notice is to be sent to the Purchaser/s under Certificate of posting at his/her/their address mentioned hereinafter and this posting will be sufficient discharge to the Developers as regards service of notice.

11. Without prejudice to their rights under this Agreement and/or in law, the Developers shall be entitled to claim and the Purchaser/s shall be liable to the Developers to pay interest at the rate of 21% per annum, on all such amounts which may become due and payable by the Purchaser/s and remain unpaid for seven days or more after becoming due.

12. On the Purchaser/s committing default in payment on due date of any amount due and payable by the Purchaser/s to the Developers under this Agreement (including his/her/their proportionate share of taxes levied by the concerned local authority

and other outgoing) and on the Purchaser/s committing breach of any of the terms and conditions herein contained, the Developers shall be entitled at their own option to terminate this agreement PROVIDED ALWAYS that the power of termination herein before contained shall not be exercised by the Developers unless and until the Developers shall have given to the Purchaser/s fifteen days prior notice in writing of their intention to terminate this agreement and of the specific breach of terms and conditions in respect of which it is intended to terminate the agreement and default shall have been made by the Purchaser/s in remedying such breach within the said period of fifteen days after giving of such notice PROVIDED FURTHER that upon termination of this agreement as aforesaid the Developers shall refund to the Purchaser/s the installments of sale price of the said premises which may till then have been paid by the Purchaser/s to the Developers, but the Developers shall not be liable to pay to the Purchaser/s any interest on the amount so refunded and upon termination of this agreement and refund of aforesaid amounts by the Developers, the Developers shall be at liberty to dispose off and sell the said premises to such person at such price as the Developers may in their absolute discretion think fit.

13. The Purchaser/s shall not use the said premises for any purpose other than the purpose for which is allowed by the local authority and other authorities, nor used the same for any purpose which may or likely to cause nuisances in the building or to the Owners or occupiers of the neighboring properties nor for any illegal or any immoral purpose. The Purchaser/s shall also not throw any dirt, rubbish, refuse or other refuse or permit the same to be thrown in or from his/her/their said premises or in the compound of the said building or any portion thereof.

14. The fixtures, fittings and amenities to be provided by the Developers in the said building and in the said premises are those as described in the Annexure "5" hereto annexed.

15. The Purchaser/s shall on or before taking possession of the said premises pay to the Developers the following amounts:

(i) A sum of ` 601/- (Rupees Six Hundred and One only) share money and entrance fees of the proposed Society or Limited Company.

(ii) A sum of ` 15000/- (Rupees Five Thousand Only) towards legal charges.

(iii) Commencing a week after notice in writing is given by the Developers to the Purchaser/s that the said premises is ready for use and occupation, the Purchaser/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the said premises etc) of outgoings in respect of the said property and building 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 said property and buildings. Until the Society/ Limited Company are formed and the said property and building is transferred to it, the Purchaser/s shall pay to the Developers such proportionate share of outgoings as may be determined. The Purchaser/s further agree/s that till the Purchaser/s share is so determined the Purchaser/s shall pay to the Developers provisional monthly contribution of ` _____/- (Rupees. _____ only.) per month towards the aforesaid outgoings. The amounts so paid by the Purchaser/s to the Developers shall not carry any interest and remain with the Developers till the conveyance is executed in favour of the Society

or a Limited Company subject to provisions of the Maharashtra Ownership Flats Act on conveyance being executed, the aforesaid deposits (less deductions provided for under this agreement) shall be paid over by the Developers to the society or Limited Company as the case may be. The Purchaser/s undertake to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever. However, a further sum of `_____/ - (Rupees _____ Only) equivalent to Twelve months maintenance charges shall be deposited by the Purchaser/s with the Developers before taking possession of the said premises.

(iv) A sum of ` ____/- (Rupees _____. only) as security Deposit for due performance of this agreement which will include the deposits payable to the concerned local authority or government for giving water, electric or any other services connection to the building in which the premises is situated. The balance of such deposit, if any, will be transferred to the Society or Limited Company in the account of the Purchaser/s and if this deposit amount is found short, the Purchaser/s agree to pay such further amount as may be required by the Developers.

(v) A sum of `_____/ - (Rupees _____ only) for formation and registration of the society or Limited Company.

(vi) A sum calculated at the rate of `\_\_\_\_\_/ - (Rupees \_\_\_\_\_) per sq. ft. The total amounting of ` ____/- being the present rate or the sum calculated at any other rate as may be increase or decrease at the material time in respect of the proportionate area of the said premises towards the betterment charges and/or development charges that would be levied

in respect of the said property by the MCGB and/or State or any other Government.

16. The Purchaser/s shall pay to the Developers the Purchasers' share of stamp duty and registration charges payable, if any, by the said society or Limited Company on the conveyance or any document or Instrument of assignment/transfer in respect of the said property and the said building **"PRITHVI"**.

17. The Developers shall maintain a separate account in respect of sums received by the Developers from the Purchaser/s as advance or deposit, sums received on account of the share capital from the Developers of the Co-operative society or a Limited Company or towards the outgoings, legal charges and shall utilize the amounts only for the purpose for which they have received.

18. The Developers shall not be liable to share the maintenance charges, electricity charges and water charges in respect of the unsold flats/tenements/ stilt parking/stake parking/ open parking space/terrace/walls, hoarding spaces, etc. The Developers will bear the municipal assessments if any payable and nothing else.

19. The Developers hereby declare that the floor space index available in respect of the said property is one and that no part of the said floor space Index has been utilized by the Developers elsewhere for any purpose whatsoever. The residue F.S.I. if any, in the said property shall be that of the Developers.

20. The Developers hereby agree 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 said premises to the Purchaser/s obtain from the concerned local authority, occupation and /or completion Certificate in respect of the said premises. The possession of the said premises shall be

transferred and handed over by the Developers to the Purchaser/s immediately on obtaining of Occupation Certificate or building completion certificate and against payment of the balance purchase price and other amount payable by the Purchaser/s to the Developers under this agreement.

21. The Purchaser/s agree/s and undertake/s to pay all the amounts payable under this Agreement as and when called upon by the Developers and the Developers are not bound to give any notice and the absence thereof shall not be admitted as an excuse for non payments of any amount/amounts on the due dates. The Purchaser/s further agree/s and undertake/s to observe and perform the terms, conditions and covenants contained in this agreement and to keep the Developers indemnified against the said payments and observance and performance of the said terms, conditions and covenants to be observed and performed by the Purchaser/s under this agreement.

22. If the Purchaser/s neglect, omit or fail for any reason whatsoever to pay to the Developers any of the amounts or dues payable by the Purchaser/s under the terms and conditions of this Agreement (whether before or after the delivery of possession) within the time herein specified and if the Purchaser/s in any way fail to perform and/or observe any of the terms and conditions and stipulations and covenants herein contained on his/her/their part to be observed and performed then this agreement shall cease and stand terminated and the earnest money and all other amounts till then paid by the Purchaser/s shall be refunded to the Purchaser/s and the Purchaser/s hereby agree/s to forfeit all his/her/their right, title and interest in the said premises and in such an event, the Purchaser/s shall also be liable to immediate ejectment as trespasser, However, the rights given under this clause to the Developers shall be without prejudicing to any other rights, remedies and claims whatsoever of the Developers available against the Purchaser/s under this Agreement and/or otherwise.

23. Till the said property is conveyed and conveyed in respect of the said property is executed in favour of the Society or the Limited Company as the case may be, the Developers shall be permitted to make additions floors, alterations or put up any additional structures as may be approved by the local authority or the Government of Maharashtra or any other competent authority so as to consume the entire available F.S.I. and T.D.R on the said property. Such additions, structure or floors shall be the property of the Developers and the Developers will be entitled to dispose off the same in any manner as they deem fit without adversely affecting the said premises of the Purchaser/s.

24. The Purchaser/s agree/s and undertake/s to permit and give the Developers all facilities for making any additions, alterations or to put up any additional structures or floors on the said property till the said property is conveyed and conveyance deed in respect of the said property is executed in favour of the Society or the Limited Company as the case may be. The flat Purchaser/s further agree/s and undertake/s not to object to such construction on the ground of nuisance annoyance and/or for any other reason. The Society or Limited Company so formed shall admit the new flat purchasers a member of the Society or Limited Company on giving the membership fees and entrances fees and shall not demand any amount in any other manner whatsoever.

25. It is hereby expressly agreed that the Developers shall be entitled to sell the flats/tenements/ stilt parking/open parking spaces /stake parking/terrace/walls, hoarding, Telecom Towers in the said building and other structures on the said property for residential or for any other user that may be permitted by the Mumbai Municipal Corporation and other authorities in that behalf and that the Purchaser/s or his/her/their permitted transferee and/or transferees shall not object to the user of any of the said flats/tenements/stilt parking/stake parking /open parking space /terrace/walls, hoarding spaces, etc for the aforesaid purpose at any time in future by the respective acquires/Purchaser/s thereof.

The Purchaser/s agree/s to bear and pay increase in local taxes water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or government and/or other public authority on account of change of user of the said flats/tenements/ stilt parking/ stake parking/open parking space/terrace/walls, hoarding spaces, etc by the Purchaser/s viz user for any purpose other than for the permitted purpose or parking purpose as the case may be.

26. The Purchaser/s his/her/their servants or agents shall not be entitled to park the Motor Car, Motor Cycle, Scooter, Cycle and/or other vehicles in the stilt car parking/stake car parking/in the open car parking in the compound of the building except with the consent and prior permission of the Developers and in accordance with the rules framed by the Developers and/or the Cooperative society or limited company as the case may be.

27. It is also hereby expressly agreed that so long as it does not in any way affect or prejudice the rights created in favour of the Purchaser/s in respect of the said premises the Developers shall be at liberty to sell, assign, mortgage or otherwise deal with or dispose off its right, title and interest in the said building and/or in the said property or any part thereof or open land surrounding the said building and give them as open parking space or in any other manner they deem fit including any portion or portions of the said property and the same shall be binding on the Purchaser/s.

28. The Developers shall have a first charge and lien on the said premises in respect of any amount payable by the Purchaser/s under the terms and conditions of this Agreement.

29. If any portion of the said property is acquired or notified to be acquired by the Government, or any other public Body or authority, the Developers till the said property is conveyed and the conveyance in respect of the said property is executed in favour of the said Society or the Limited Company as the case may be, shall be

entitled to receive all the benefits in respect thereof and/or the compensatory F.S.I. T.D.R. or all other benefits in respect thereof. The Developers shall also be entitled to use any additional F.S.I. or additional construction that may be permitted by the Local Body or concerned authority on the said property for any reason whatsoever including F.S.I., T.D.R. in respect of any adjoining or neighboring or other property. Such additional structure and storey's will be the sole property of the Developers who will be entitled to dispose off the same in any way they choose and the Purchaser/s hereby irrevocably consent to the same. Under the circumstances aforesaid, the Purchaser/s shall not be entitled to raise any objection or to any abatement in price of the said premises agreed to be acquired by him/her/them and/or for any compensation or damage on the ground of inconvenience or any other ground whatsoever, It is agreed by and between the parties hereto 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 said property is allowed and the society or the Limited Company is formed or registered by that time, then the society or Limited Company shall have the right to put up additional construction and storey's and/or consume the balance floor space index and/or additional floor space index of any other property in any other manner whatsoever.

30. Any delay or indulgence shown by the Developers in enforcing the terms of this agreement or any forbearance or giving of time to the Purchaser/s shall not be constructed as a waiver on the part of the Developers for any breach or non compliance of any of the terms and conditions of this agreement by the Purchaser/s nor shall the same in any manner prejudice the rights of the Developers.

31. It has been expressly agreed between the Developers and the Purchaser/s hereto as also the acquirers of the different flats/tenements/ stilt parking/stake parking/open parking space/terrace/walls, hoarding spaces, garden, etc., that in case the said building collapses or any damages is caused due to any Act of

God, earthquake, floods or any natural calamity, Act of enemy, war or any notice, order, rule, notification of the Government M.C.G.M, or other public, judicial or competent authority or due to any other cause which is beyond the control of the Developers, the Developers shall not be in any way liable to reconstruct the building or to carry out the repairs.

32. The Developers shall be entitled to enter into agreements with other Purchaser/s on such terms and conditions as the Developers may deem fit or alter the terms and conditions of the agreements already entered into by the Developers with other Purchaser/s, if any, without affecting or prejudicing the rights of the Purchaser/s herein in respect of the said premises under this Agreement.

33. The name of the building shall forever be “**PRITHVI**” and the name of the society shall be “PRITHVI” CO-OPERATIVE HOUSING SOCIETY LIMITED” or as the Developers may decide hereafter.

34. The Purchaser/s shall not let, sublet, sell, transfer, convey, assign, mortgage, charges or in any manner encumber or deal either or dispose off or part with his/her/their interest or the benefit of this agreement or any part thereof in the said premises until all his/her/their dues of whatsoever nature owing to the Developers are fully paid whether it has become due or not and only if the Purchaser/s have not been guilty of breach or of non compliance of any of the terms and conditions of this agreement and till such time the society or limited company is formed by the Developers, or any other document of transfer as hereinafter referred to is executed, he/she/they shall have to obtain the previous consent in writing of the Developers.

35. The Purchaser/s and the person/s to whom the said premises are let, sublet, transferred assigned or given possession of (after prior written permission of the Developers) shall from time to

time sign all applications paper and documents and do all acts, deeds and things as the Developers and/or the society may require for safe guarding the interest of the Developers and/or the other premises holders in the said building.

36. In the event of the Purchaser/s attempting to and/or disposing of the said premises or any part thereof, to any person or party (without the written consent of the Developers) this agreement shall without further notice automatically and forthwith stand cancelled and revoked and then and in such event the amounts paid till then by the Purchaser/s to the Developers under this agreement shall be refunded to the Purchaser/s without any interest and in the event if the possession of the said premises is handed over by the Developers to the Purchaser/s then and in that event the said amounts shall be refunded against the Purchaser/s handing over back the possession of the said premises to the Developers.

37. Nothing contained in this agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said premises or of the said property and building or any part thereof. The Purchaser/s shall have no claim save and except in respect of the said premises hereby agreed to be sold to him/her/them and all open spaces, staircases, lobbies, unallotted parking spaces, terrace, garden if any etc., will remain the property of the Developers until the said property is transferred to the proposed cooperative society or the Limited Company under this Agreement.

38. The Developers shall give possession of the said premises to the Purchaser/s on or before _____. If the Developers fail or neglect to give to the Purchaser/s possession of the said premises on account of reason beyond their control and of their agent as per the provisions of Section 8 of the Maharashtra Ownership Flats (Regulation of the promotion of Construction Sale, Management And Transfer) Act, 1963 (as amended) by the aforesaid dates prescribed in Section 8 of the said Act, then the

Developers shall be liable on demand to refund to the Purchaser/s the amounts already received by them in respect of the said premises. It is agreed by and between the parties hereto that dispute if any as to whether the said Section 8 is applicable or not or otherwise the same shall be referred to the competent authority under MOFA who will act as an arbitrator whose decision will be binding on parties. Till the entire amount is refunded by the Developers to the Purchaser/s, the same shall, subject to prior encumbrances if any, be a charge on the said property as well as the construction or building in which the premises is situated or was to situate.

PROVIDED THAT, the Developers shall be entitled to extension of time for giving delivery of the said premises on the aforesaid date of the completion of the building in which the said premises is to be situated is delayed on account of;

- (i) Non availability of steel, cement, Reti other building material, water or electric supply;
- ii. War, civil commotion or act of god;
- iii. Any notice, order, rule, notification of the Government, BMC and/or other public or Competent Authority;

39. The Purchaser/s shall take possession of the said premises within Seven (7) days of the Developers giving written notice to the Purchaser/s intimating that the said premises is ready for use and occupation.

40. The Purchaser/s shall on receipt of possession as provided in the agreement use the flat/garage/parking space or any part thereof or permit the same to be used only for the purpose of residential/parking and/or for such other purpose as may be authorized by the Developers in writing and as may be permissible in law by the concerned local authorities 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 property or properties. They shall use the garage or parking space only for the purpose of keeping or parking the purchaser's own vehicle.

41. The Purchaser/s shall on receipt of possession as provided herein not store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damages the construction or structure of the said building or storing of which goods is objected by the concerned local authority and shall not carry or cause to be carried heavy packages which may damage or likely to damage the staircase common passages, lift or any other structure of the said building and in case any damage is caused to the said building or the said premises on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach.

42. The Purchaser/s after receipt of possession of the said premises shall not demolish or cause to be demolished the same or any part thereof, nor at any at any time make or cause to be made addition or alteration of whatever nature on or to the said premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the said building in which the said premises is situated and shall keep the portions, sewers, drains pipes in the said premises 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 said premises is situated and shall not chisel or in any other manner damage to columns beams, walls, slabs or RCC paradise or other structural members in the said premises without the prior written permission of the Developers and/or the Society or the Limited Company.

43. The Purchaser/s shall after the receipt of the possession as stated in this agreement carry out at his/her/their own cost all internal repairs to the said premises and maintain the same in the same condition, state and order in which it was delivered by the

Developers to the Purchaser/s and shall not do or suffer to be done anything in or to the said building or the said premises and shall abide by all the byelaws, rules and regulation of the Government and/or any other public authority.

44. The Purchaser/s shall not be entitled to any rebate and/or concession in the price of his/her/their said premises on account of the construction of any other building/s and/or structure and/or the changes, alterations and additions made in the building or buildings or structures or on account of any advertisement/hoarding put on the said property.

45. It is expressly agreed and confirmed by the Purchaser/s hereto that till the proposed Society or Limited Company is formed the property is transferred to the said society or Limited Company; the Purchaser/s shall have no right in the said property.

46. The Purchaser/s shall sign all papers and documents and do all other things that the Developers may require him/her/them to do and execute from time to time for more effectively enforcing this agreement and/or safeguarding the interest of all persons acquiring, the remaining premises in the said building or on the said property. In the event of the Purchaser/s failing to sign any papers required by the Developers as hereinbefore provided, this Agreement shall stand terminated and the Purchaser/s shall have no claim in the said premises or against the Developers whatsoever except for refund or repayment of the amount paid so far by him/her/them.

47. All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s under Certificate of posting at his/her/their address mentioned below.

48. The Purchaser/s shall check up all the fixtures and fittings in the said premises before taking possession of the same. Thereafter, the Purchaser/s shall have no claim against the Developers in respect of any item or work in the said premises or in the said building/buildings which may be alleged not to have been carried out and/or completed and/or being not in accordance with the plan, specifications, and/or this agreement and/or otherwise howsoever in relation thereto.

49. The Purchaser/s shall permit the Developers and their Surveyor and agents with and without workmen and others at all reasonable times to enter upon his/her/their premises or any part of the building and/or cables, water covers, fittings, wires, structures and other convenience belonging to or serving or used for the said building and also for the purpose of laying down, maintaining repairing and testing drainage, gas and water pipes and electric wires and/or similar purpose and also for the purpose of cutting off the water supply to the premises or any other premises in the building in respect whereof the Purchaser/s or the occupiers of such other premises as the case may be shall have committed default in paying his/her/their share of the water tax and/or other outgoings and the electric charges.

50. The Purchaser/s shall not do or permit to be done any act or thing which may render void or voidable any insurance of any premises or any part of the said building or cause any increased premium to be payable in respect thereof or which may or likely to cause nuisance or annoyance to occupiers of the other premises in the building.

51. The Purchaser/s along with other Purchaser/s of the said premises in the building shall join in forming and registering the society or a Limited Company to be known by Prithvi Co-operative Housing Society Limited or such name as the Developers may decide and the Purchaser/s shall cooperate the Developers/s to enable the Developers to register the organization of the Purchaser/s under

section 10 of the said Act within the time limit prescribed by Rule 8 of the Maharashtra Ownership flats (Regulation of the Promotion of construction, sale, Management and Transfer) Rules, 1964. No objection shall be taken by the Purchaser/s if any changes or modifications are made in the draft byelaws or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies as the case may be or any other Competent Authority.

52. The Developers shall, within One year of the formation and registration of the Society or Limited as aforesaid and receipt of the occupation/building completions certificate of the building/s on the said property, cause to be transferred to the Society or Limited Company, all the right, title and interest of the Developers and/or the Owners of the said property together with the building by obtaining or executing the necessary conveyance or lease of the said property (or to the extent as may be permitted by the Authorities) and the said building in favour of such society or Limited Company, as the case may be. Such conveyance or lease shall be in keeping with the terms and provisions of this Agreement.

53. The powers and authority of the society or the Purchaser/s herein and other Purchaser/s shall be subject to the overall power, control and authority of the Developers in any of the matters concerning the building and other structures on the said property the construction and completion thereof and all amenities pertaining to the same and in particular the Developers shall have absolute authority and control as regards the unsold flats or parking spaces and the disposal thereof.

54. The Developers shall, if necessary, become a member of the Society in respect of their rights and benefits conferred herein or otherwise. If the Developers transfer, assign, and dispose off such rights and benefits at any time to anybody, the assignee transferee and/or the Purchaser/s thereof shall become the member of the Society in respect of the said rights and benefits. The

Purchaser/s herein and the society will not have any objection to admit such assignee or transferee as the member of the Society and the society will not be entitled to charge any transfer fees, donations or any other amount in any name whatsoever from the Developers or from the assignees/transferees/purchasers of the said premises and at the request of the Developers transfer immediately the premises in the name of such assignees/transferees/purchasers.

55. Any additions and alteration in the said premises and/or in respect of the specifications and amenities by the Purchaser/s may if agreed by the Developers shall be carried out by the Developers at the risk and extra costs of the Purchaser/s which shall be paid in advance by the Purchaser/s before the work is carried out by the Developers.

56. R. V. Yadav, Advocates of High Court of the Developers shall prepare and/or approve as the case may be any Agreements deeds, and/or documents to be executed in pursuance of this agreement.

57. The transaction covered by this contract at present is not understood to be a sale liable to tax under the sales Tax Law. If, however, by reason of any amendment of the constitution or enactment or amendment of any other law, central or state, this transaction is held to be liable to tax as a sale or otherwise, either as a whole or in part and any inputs or materials or equipment used or supplied in execution of or in connection with this transaction are liable to tax, the same shall be payable by the Purchaser/s along with other Purchaser/s on demand at any time.

58. The Developers shall not be responsible for the consequences arising out of changes in law or changes in municipal and other laws, rules regulations etc.,

59. The Developers shall have the first charge on the said premises agreed to be acquired by the Purchaser/s in respect of

any amounts due and payable by the Purchaser/s under the terms and conditions of those agreement.

60. The Purchaser/s shall present this agreement at the proper registration office for registration within the time limit prescribed by the registration Act thereafter the Purchaser/s shall intimate to the Developers the number under which this agreement is lodged for registration and thereupon the Developers will attend the said registration office and admit execution thereon.

61. At the time of lease or conveyance of the said property and the said building, if any permission is required to be obtained or any compliance is to be effected of the Urban Land (ceiling & Regulation) Act, 1976 and or of the Land Acquisition Act and or any central or state legislation and/or any rules framed thereunder and/or under any other order, notification or ordinance whatsoever and by whatever name called, the same shall be complied with by the Purchaser/s and/or the society, in consultation and cooperation with the Developers and all costs, charges, and expenses, if any, that may have to be incurred in connection therewith, shall be borne and paid by the Purchaser/s and/or the society.

62. PROVIDED ALWAYS that if any disputes, difference or question at any time hereafter arises between the Developers and the Purchaser/s or their respective representative in respect of the constructions of this presents or concerning anything herein contained or arising out of this presents or as to the rights, liabilities or the duties of the said parties hereunder the same shall be referred to arbitration of two persons to be appointed by each party. The arbitrators may in their turn appoint umpire. Provisions of the Indian Arbitration Act and Reconciliation Act as the case may be shall apply to such reference.

63. This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flats Act, 1963 and the rules made thereunder.

THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land or ground admeasuring 424.1 sq. meters bearing Plot No. 39, Survey No. 11 (Part), C.T.S. No. 113, 113/1 to 4 together with the building standing thereon known as ‘Sorab Villa’ within the Registration Sub-district of Mumbai Suburban situate, lying and being at Tilak Nagar Road No. 3, Goregaon (West), Mumbai - 400 062 and bounded as follows:-

- On or towards East : PLOT NO: 29
- On or towards West : ROAD NO. 3
- On or towards North : PLOT NO: 38
- On or towards South : 2&3 CROSS ROAD

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

SIGNED AND DELIVERED by)
The within named Developer)
VAISHALI CONSTRUCTIONS)
by its partners)
(1) Mr. Vinod S. Nimbalkar)
(2) Mr. Hitendra V. Nimbalkar)
in the presence of)
1))
2))

SIGNED AND DELIVERED by)

The within named Purchaser)
.....)
.....)
in the presence of)
1))
2))

RECEIVED today of and from the within named
Purchaser/s) a sum of `...../- (Rupees
.....Only) by cheque dated bearing
No..... .Drawn on bank,
..... branch, being the amount of earnest money payable by
them/him/her to us as herein mentioned.

WITNESSES:

WE SAY RRECIVED

- 1.
- 2.

M/s VAISHALI CONSTRUCTIONS

ANNEXURE – 6

AMENITIES FOR YOUR FLATS

1. Building will be of R.C.C. frame structure.
2. Electric wiring will be of copper and will be of concealed type.
3. Internal plumbing work will be of Concealed type.
4. Kitchen Platform will be of Granite and dado tiles coloured upto 2 Feet. Kitchen sink will be of stainless steel type.
5. All doors will be flush doors, Bath & WC doors will be of Sintex, Main door fittings will be of brass and internal all doors fittings will be of aluminium.
6. Flooring of Hall, Bedroom, Passage, Kitchen and Balconies will be of vitrified marbonite
7. Flooring in bathroom will be of antiskid tiles and dado full colour glaze tiles, W.C. full colour glaze tiles.
8. One Wash Basin.

9. Windows will be provided with sliding glass shutters .
10. Electric Work : Concealed type of wiring (Copper)
Living Room : 1 Light Point, 1 Fan Point, 1 Plug Point,
1 Telephone Point.
Bed Room : 1 Light Point, 1 Fan Point, 1 Plug Point,
1 A.C. Point.
Kitchen : 1 Light Point, 1 Plug, 1 Fan Point.
W.C. & Bath : 2 Light Point.
Passage : 1 Light Point, 1 Bell Point.
11. Painting of external walls will be of Cement Paints and Internal Walls will be in patra finish P.O.P with Oil bond Distemper paint , doors will be enameled painted.
12. Lift will be provided.