



BETWEEN

M/S. KARIA REALTY, (PAN No.: AAKFK1359C) a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 having its Registered Office at 205, Gera 77, Kalyani Nagar, Pune – 411 006, by the hand of its Partners MR. NITIN CHAGPAL KARIA, Age: 63 years, Occupation Business AND/OR MR. SAMIT NITIN KARIA, Age.: 37 years, Occupation Business, hereinafter referred to as the “PROMOTERS” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners of the time being of the said firm the survivor or survivors of them and the heirs, executors and administrators of such last survivor) of the One Part.

Page No. 1



AND

1.

Age:

Occupation:

PAN No.:

2.

Age:

Occupation:

PAN No.:

3.

Age:

Occupation:

PAN No.:

Residing/carrying on business at

hereinafter referred to as "the ALLOTTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and permitted assigns) of the Other Part;

WHEREAS the Promoters herein are the owner of and holder of all that piece and parcel of land or ground formerly bearing Plot No. 1, 2, 3, 4 and 5 out of Gat No. 905 + 906 + 926 + 1085 collectively admeasuring 42,700 sq. mtrs. situate, lying and being at Village Wagholi within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Gram Panchayat of Village Wagholi and falling in the "Residential" Zone under the Regional Plan for Pune Metropolitan Region currently in force and the same is hereinafter referred to as "the said larger Land";

AND WHEREAS the provisions of the Urban Land (Ceiling & Regulation) Repeal Act, 1999 apply to the said larger Land;

AND WHEREAS the Promoters have applied for and obtained sanction and revise sanction from the Collector of Pune vide its Letters dated 22/09/2011 bearing No. PMH/NA/SR/669/11 and dated 29/09/2014 bearing No. PMH/NA/SR/763/2014. The Promoters have from the newly constituted Pune Metropolitan Regional Development Authority (PMRDA) got approved revised sanctioned lay out and building plans under Commencement Certificate bearing No. BHA/Mou. Wagholi/G. No. 905+906+926+1085, Bhu. Kr. 1 to 5/Pr. Kr.3111 dated 15/1/2016.

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AND WHEREAS by virtue of the revised sanctioned layout of the aforesaid larger land bearing No. BHA/CR No. 3111/ Wagholi/Gat No. 905, 906, 926, 1085 dated 15/01/2016 sanctioned by the Assistant Director, Town Planning, Pune, and vide Order bearing No. PMH/NA/SR/763/2014 dated 29/09/2014 passed by the Hon'ble District Collector Pune, Mutation Entry No. 12424 came to be effected in the revenue records as under:

Gat No.	Plot No.	Area in sq. mtrs	Area Under
905+906+926+1085	1	28489.00	Plot
905+906+926+1085	2	623.00	60 Mtr. Road
905+906+926+1085	3	4091.00	30 Mtr. Road
905+906+926+1085	4	5698.00	Amenity Space
905+906+926+1085	5	3799.00	Open Space

AND WHEREAS the Promoters thereto have vide a Deed of Transfer dated 13/06/2016 registered in the Office of the Sub-Registrar Haveli no. 3 at Sr. No. 5100/2016 conveyed unto and in favour of The Metropolitan Commissioner and CEO, Pune Metropolitan Regional Development Authority from the said larger land an area admeasuring 623 sq. mtrs. falling under 60 mtr. wide S.H. Road and an area admeasuring 4091 sq. mtrs. falling under 30 mtr. wide R.P. road and the name of The Metropolitan Commissioner and CEO, Pune Metropolitan Regional Development Authority were recorded in the 7/12 extract for Gat No. 905+906+926+1085 Plot No. 2 and Gat No. 905+906+926+1085 Plot No. 3 respectively vide M.E. No. 12455.

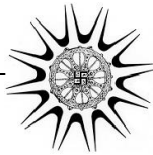
AND WHEREAS the Promoters thereafter remained vested with and holder of all that piece and parcel of land or ground admeasuring 03 H 79.86 Ares i.e. 37,986 sq. mtrs. as under:

Gat No.	Plot No.	Area in sq. mtrs	Area Under
905+906+926+1085	1	28489.00	Plot
905+906+926+1085	4	5698.00	Amenity Space
905+906+926+1085	5	3799.00	Open Space

situate, lying and being at Village Wagholi within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Gram Panchayat of Village Wagholi and falling in the "Residential" Zone under the Regional Plan for Pune Metropolitan Region currently in force and which Plots are hereinafter referred to as "the said land";

AND WHEREAS the Promoters have got approved revised sanctioned lay out and building plans of the said larger land from the PMRDA under Commencement Certificate No. DP/BHA/Mou. Wagholi/G. No. 905+906+926+1085/Pr. Kr. 18/17-18 dated 16/06/2017 in respect of the construction of a Complex consisting of buildings containing Residential Flats/Units, non-residential premises on the said larger Land which the Purchaser/s hereto have seen and is aware of. By virtue of the Commencement Certificate No. DP/BHA/Mou. Wagholi/G. No. 905+906+926+1085/Pr. Kr. 18/17-18 dated 16/06/2017 sub-division in land bearing Gat No. 905+906+926+1085, Plot No. 1 admeasuring 28,489 sq. mtrs. were effected in the revenue records vide Mutation Entry No. 12603 and 12619 as under:

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Gat No.	Plot No.	Area in sq. mtrs.	Area Under
905/906/926/1085	1/A	27893.00	Plot
905/906/926/1085	1/B	216.00	Plot
905/906/926/1085	1/C	380.00	Plot

AND WHEREAS Vide Mutation Entry No. 12604 land bearing Gat No. 905/906/926/1085 Plot No. 1/B admeasuring 216 sq. mtrs. stood merged with adjoining land bearing Gat No. 927 Plot No. 1 admeasuring 5,440 sq. mtrs. and the effect of the same was given in the revenue records and new 7/12 extract for the adjoining land came into effect bearing Gat No. 905/906/926/1085/1B/927/1/1 admeasuring 00 H 56.56 Ares i.e. 5656 sq. mtrs.

AND WHEREAS a 15 mtr. and 12 mtr. wide internal road totally admeasuring 7217 sq. mtrs. running across the sanctioned layout of the said land shall always remain as a right of way for ingress and egress from the main Wagholi Kesanand Road to the said project and adjoining land/s and the same shall be available to all public as per the conditions laid down by the sanctioning authority. The Promoters herein have vide Deed of Grant of Right of Way dated 28/02/2015 registered in the office of Sub Registrar Haveli No.1 at Serial No. 1781/2015 granted the Right of Way for ingress and egress through the internal road, the total area of which approximately comes to 4209 sq. mtrs. passing through the sanctioned layout to the lands belonging to Mr. Girish Madhukar Rathi and M/s. NG Rathi Associates.

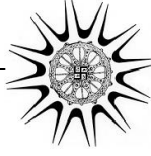
AND WHEREAS the Promoters reserves it right to lease an area approximately admeasuring 2200 sq. mtrs. from any part of the 15 Mtr. and/or 12 mtr. wide Internal Road running across the sanctioned layout of the said land to any prospective client on a non-exclusive basis. However, the Right of Way for ingress and egress through it shall be available to the project Konark Orchid, Konark Oasis, the adjoining lands belonging to Mr. Girish Madhukar Rathi and M/s. NG Rathi Associates and to all such person/s and adjoining lands as the Promoters may deem fit.

AND WHEREAS the Promoters have vide Indenture of Mortgage dated 10/03/2015 registered in the office of the Sub-Registrar Haveli No. 7 at Sr. No. 1903/2015 and Indenture of Mortgage dated 13/02/2017 registered in the office of the Sub-Registrar Haveli No. 3 at Sr. No. 1462/2017 mortgaged the said larger Land in favour of ICICI Bank Limited wherein the Promoters have sought and obtained sanction of financial assistance by way of Rupee Term loan for the proposed project from the ICICI Bank Limited, towards it working capital requirements and where against the Promoters/Owners in term of the sanction are required to duly obtain/procure No Objection Letter from the said ICICI Bank Limited for the sale of the said Apartment/Unit and shall accordingly process and provide the same to the Allottee/s herein.

AND WHEREAS in accordance with the recitals stated hereinabove the Promoters are entitled and enjoined upon to construct buildings on the then said larger land and now the land admeasuring 22,537 sq. mtrs. area approximately carved from the land bearing:

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Gat No.	Plot No.	Area in sq. mtrs. As per 7/12 extract	Area in sq. mtrs. Carved	Area Under
905/906/926/1085	1/A	27893.00	18738.00	Plot
905/906/926/1085	5	3799.00	3799.00	Open Space

which is more particularly described in **SCHEDULE I** hereunder written and the same is hereinafter referred to as “**the project land**”;

AND WHEREAS the Promoters have presently constructed and completed the development of Phase I on the said project land named and styled as “**KONARK ORCHID**” comprising of 08 (Eight) residential buildings bearing No. A, B, C, D, E, F, G and H and 1 (One) commercial building bearing No. K and the Pune Metropolitan Regional Development Authority (PMRDA) have granted Occupation Certificate in the manner as follows:

- For Building No. A, B and C under No. BHA/Mou. Wagholi/G. no. 905+906+926+1085/Bhu. Kr. 1 to 5/2972 dated 07/01/2016.
- For Building No. D & E under No. DP/BHA/Mou. Wagholi/G. no. 905+906+926+1085/Bhu. Kr. 1 to 5/Pr. Kr. 1535/15-16 dated 23/06/2016.
- For building No. F, G, H and K (Commercial) under No. DP/BHA/Mou. Wagholi/G. no. 905+906+926+1085/Bhu. Kr. 1 to 5/Pr. Kr. 1455/15-16 dated 26/07/2017.

AND WHEREAS the Promoters have submitted the project land to the Maharashtra Apartment Ownership Act, 1970 and executed Deed of Declaration dated 20/07/2017 in form A and which Deed of Declaration is registered at the Office of the Sub Registrar of Haveli No. 3 at S. No. 7941/2017 on 21/07/2017 read along with Deed of Correction dated 27/07/2018 registered at the Office of the Sub Registrar of Haveli No. 3 at Sr. No. 8258/2017 on 28/07/2017, Deed of Correction dated 04/08/2017 registered at the Office of the Sub Registrar of Haveli No. 3 at Sr. No. 8650/2017 on 04/08/2017 and Deed of Correction dated 07/09/2017 registered at the Office of the Sub-Registrar Haveli No. 3 at Sr. No. 9996/2017 on 08/09/2017

AND WHEREAS the Promoters have constructed and completed a school building on the Amenity Space bearing Gat No. 905/906/926/1085 Plot No. 4 admeasuring 5698 sq. mtrs. in accordance with plans sanctioned by the PMRDA and have received occupation certificate from the PMRDA bearing No. DP/BHA/Mou. Wagholi/G. no. 905+906+926+1085 / Bhu. Kr. 1 to 5/Pr. Kr. 18/17-18 dated 31/03/2018.

AND WHEREAS further the Pune Metropolitan Regional Development Authority (PMRDA) has sanctioned the revised plans for the said Project Land vide Development Permission and Commencement Certificate No. DP/BHA/Mou. Wagholi/G. No. 905+906+926+1085/Pr. Kr. 18/17-18 dated 16/06/2017.

AND WHEREAS the Promoters have further proposed to construct/ develop the Phase-II of the Project “**KONARK ORCHID**” comprising of Building No. I and J

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having/comprising of Stilt + Twelve (12) upper floors, consuming an aggregate FSI/FAR of 8482.24 sq. mtrs.

AND WHEREAS the Allottee/s has/have applied for and pursuant to mutual negotiations and discussions is offered an Apartment/Unit bearing number _____ on the _____ floor, in Building No. _____ (hereinafter referred to as the said “Apartment”) in Phase II of the Project called “**KONARK ORCHID**” (hereinafter referred to as the said “Building”) being constructed in the Phase II on the said project land, by the Promoters;

AND WHEREAS the Promoters have entered into a standard Agreement with Anil Shrirang Saykar ARCHITECT who is registered with the Council of Architects and such Agreement is as per the agreement prescribed by the Council of Architects and the Promoters have appointed JW Consultants LLP for the preparation of the structural design and drawings of the said buildings/wings and the Promoters accept the professional supervision of the said Architect and the said Structural Engineer till the completion of the complex provided, however, that the Promoters reserve the right to change the said Architect and Structural Engineers at any time before the completion of the complex;

AND WHEREAS on demand from the Allottee/s, the Promoters have given inspection to the Allottee/s of all the documents of title relating to the said project land and the plans, designs and specifications prepared by the Promoters’ Architects Anil Shrirang Saykar and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

AND WHEREAS the facts and circumstances pertaining to the title of the Promoters as owners are set out / disclosed in the Certificate of Title dated 23/04/2018 issued by the Promoter’s Advocate, Adv. Ajay Salvi, a copy whereof is annexed hereto as **Annexure ‘A’**;

AND WHEREAS the authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Owners/Promoters to the said project land on which the Apartment/s is/are constructed or is/are to be constructed have been annexed hereto and marked as **Annexure 'B'**;

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked **Annexure ‘C-1’**;

AND WHEREAS the authenticated copies of the plans of the building/s as proposed by the Promoters and according to which the construction of the buildings and open spaces are proposed to be provided for on the said Project Land have been annexed hereto and marked as **Annexure ‘C-2’**;

AND WHEREAS the authenticated copies of the layout plan of the Apartment agreed to be purchased by the Allottee/s, as sanctioned and approved by the local authority have been annexed hereto and marked **Annexure ‘D’**.

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AND WHEREAS the Promoters shall implement the construction of the said apartment in accordance with the sanctioned/revised sanctioned building plans and specification, fixtures, fittings and amenities as agreed to and mentioned / enumerated in **Annexure E** written hereunder (the said "SPECIFICATIONS" for short).

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

AND WHEREAS the Promoters have accordingly commenced construction of the said building/s in accordance with the said sanctioned plans.

AND WHEREAS the carpet area of the said Apartment is _____ square meter (excluding the area of exclusive balcony/s and terrace/s), and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment.

AND WHEREAS the Parties hereto relying on the respective confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and condition hereinafter;

AND WHEREAS in terms of the provisions of Section 13 of the said Act the Promoters are required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register the said Agreement under the Registration Act, 1908

AND WHEREAS the Owner/Promoter has registered the Project under the provisions of the Act with Real Estate Regulatory Authority at Mumbai No. P52100016266; authenticated copy is attached in **Annexure 'F'**.

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

1. As per present sanction dated 16/06/2017 the Promoters shall construct the Phase-II of the Project "**KONARK ORCHID**" comprising of Building No. I and J having/comprising of Stilt + Twelve (12) upper floors, consuming an aggregate FSI/FAR. of 8482.24 sq. mtrs

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The Allottee herein has/have granted their specific consent for variations and/or modifications in the layout, building plan for the said project as per proposed development declared hereinabove, provided that the said changes/modification may not adversely affect the Apartment of the Allottee/s except any alteration or addition required by any Government authorities or due to change in law.

1(a) The Allottee/s hereby agree/s to purchase from the Promoters and the Promoters hereby agree to sell to the Allottee/s Apartment No. _____ of carpet area admeasuring _____ sq. mtrs., on the _____ floor in Building No. _____ to be constructed in the Project named “**KONARK ORCHID**” (hereinafter referred to as "the Apartment/Unit") as shown in the Floor plan thereof hereto annexed and marked/shown in Annexure C-1, C-2 and D along with exclusive rights to use, occupy and enjoy _____ No. Stilt Parking Space and/or _____ No. Covered Parking Space admeasuring _____ sq. mtrs. each totally admeasuring _____ sq. mtrs. on the said project land on the terms and conditions set out hereinafter at or for the lump sum consideration of Rs. _____/- (Rupees _____ Only)

inclusive of the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common/ areas and facilities which are more particularly described in the **SCHEDULE II** annexed herewith. It has been expressly agreed and confirmed by the Allottee/s that the above said lump-sum agreed consideration is arrived at after considering the benefits arising out of input tax credit under the Central Goods and Services Tax Act, 2017 and the Maharashtra Goods and Services Tax Act, 2017.

1(b) The Allottee/s hereby agree/s and understands that timely payment towards purchase of the said Apartment as per payment plan/schedule hereto is the essence of the Agreement. The Allottee/s hereby agree to pay to the Promoter the consideration of

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

in the following manner:-

- i. Amount of Rs. _____/- being 10% of the total consideration to be paid at the time of application.
- ii. Amount of Rs. _____/- being 20% of the total consideration to be paid payable at the time of the registration of the Agreement for Sale
- iii. Amount of Rs _____/- being 55% of the total consideration to be paid to the Promoter within _____ days of execution of the Agreement as the construction work of Plinth, Slabs including stilts, walls, internal plaster, staircases, lift wells, lobbies upto the floor level of the said Apartment, external plumbing and external plaster, elevation, terraces with waterproofing, of the building in which the said Apartment is located is duly completed.
- iv. Amount of Rs _____/- being 5% of the total consideration to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.
- v. Balance Amount of Rs _____/- being 10% of the total consideration to be paid at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.

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IT IS EXPRESSLY AGREED THAT FOR EACH OF THE ABOVE PAYMENTS, TIME IS THE ESSENCE OF THE CONTRACT.

1(c) The Promoter herein on due date/or on reaching aforesaid construction milestone/stage shall intimate the amount as stated above in writing or by digital E-mail to the Allottee /s and the Allottee/s shall make payment of such due amount to the Promoters within seven days from the date of receiving such intimation.

1(d) The Allottee/s herein specifically agreed that he/she/they shall pay the aforesaid amount along with GST (Goods and Service Tax) amounting to Rs. _____/- calculated @ 12 % (i.e. 6% CGST and 6% SGST) on the total consideration amount of the said Apartment which amount the Allottee/s shall proportionately pay whilst paying each of the aforesaid installments.

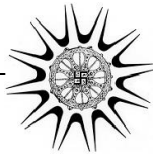
1(e) It is made clear and agreed by and between the parties hereto that the Promoters shall not be bound to follow the chronological order of any of the above said stages/installments and that the Promoters shall be completely at liberty to choose the chronology of the respective stages of the construction. The Promoters are also entitled to merge or consolidate two or more installments in their discretion by simultaneously executing the contemplated work in the said installment.

1(f) If the agreed sale price of the said Apartment is more than Rs.50,00,000/-, the Allottee/s herein shall be obliged to deduct “TDS” @1% and make payment of the same to the Income Tax Authorities and the Promoters herein shall be eligible to receive credit for such TDS deduction.

1(g) Provided however that any deduction of an amount made by the Allottee/s on account of Tax Deducted at Source (TDS) as may be required under prevailing law/s or future modifications/enactments while making payment towards the consideration payable to the Promoters under this Agreement shall be acknowledged / credited to the Allottee/s account by the Promoters only upon the Allottee/s duly submitting the original tax deducted at source certificate and the amount mentioned in the certificate is matching with Income Tax Department site. AND Provided further that at the time of handing over the possession of the Apartment, if any such certificate is/has not been so produced/provided by the Allottee/s, the Allottee/s shall be obligated to tender / pay to the Promoters an equivalent amount as interest free deposit to the Promoters, which deposit shall be refunded by the Promoters on the Allottee/s duly furnishing such certificate within 4 months of the date of possession and in the event the Allottee/s fails to furnish such certificate within the stipulated period of 4 months the Promoters shall be entitled to appropriate the said Deposit against the amount receivable from the Allottee/s and the Allottee/s shall have no claim thereupon thereafter.

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7. The Promoters shall complete the said project on or before 30th June 2019. If the Promoters fail or neglect to give possession of the said Apartment as per aforementioned schedule to the Allottee/s except on account of reasons beyond their control and that of their agents, i.e. force majeure circumstances, by the aforesaid date then the Promoters shall be liable on demand to refund to the Allottee/s the amounts already received by them in respect of the Apartment with interest at the same rate as may mentioned in the clause 5 herein above from the date the Promoters received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoters shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of –

- (i) non-availability of steel, other building material, water or electric supply ;
- (ii) war, civil commotion or act of God ;
- (iii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.
- (iv) delay in grant of any NOC/permission/license/ connection installation of any services such as lifts, electricity & water connections & meters to the scheme/unit/road NOC or completion certificate from Appropriate Authority the Promoters having complied with all requirements.
- (v) delay by local authority in issuing or granting necessary plinth checking completion or Occupation Certificate, the Promoters having complied with all requirements.
- (vi) delay or default in payment of dues by the Allottee/s under these presents without prejudice to the right of Promoters to terminate this agreement under clause mentioned herein.

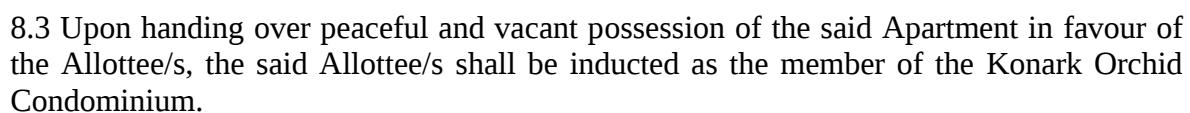
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8.1 Procedure for taking possession - The Promoters, upon obtaining the occupancy certificate from the competent authority shall offer the possession of the Apartment to the Allottee/s in writing within 7 days of receiving such occupancy certificate of the Project and upon the entire payment made by the Allottee/s as per the agreement shall offer in writing the possession of the Apartment to the Allottee/s in terms of this Agreement to be duly taken by the Allottee within 15 days from the date of issue of such notice. The Promoters agree and undertake to indemnify the Allottee/s in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoters. The Allottee/s agree(s) to pay the maintenance charges as determined by the Promoters or association of allottees, as the case may be.

8.2 The Allottee shall take possession of the Apartment within 15 days of the Promoters giving written notice to the Allottee intimating that the said Apartments are ready for use and occupation.

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8.4 Failure of Allottee to take Possession of Apartment: Upon receiving a written intimation from the Promoters as per clause 8.1, the Allottee shall take possession of the Apartment from the Promoters by tendering the balance unpaid consideration and all the dues in terms of the contract and duly execute necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoters shall give possession of the Apartment to the allottee/s. In case the Allottee fails to take possession within the time provided in clause 8.1 such Allottee shall without prejudice to the Promoters' other rights and remedies for default on the part of the Allottee, continue to be liable to pay maintenance charges as applicable alongwith interest on the outstanding amounts payable by the Allottee against possession.

8.5 If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoters any structural defect in the Apartment or the building in which the Apartment are situated caused due to sub-standard workmanship, then, wherever possible such defects shall be rectified by the Promoters at their own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoters compensation for such defect or change. If there is a dispute regarding any defect in the building or material used the matter shall, within a period of five years from the date of handing over possession, on payment of such fee as may be determined by the Regulatory Authority, be referred for decision to Adjudicating Officer appointed under section 72 of the Real Estate (Regulation and Development) Act 2016.

Provided however notwithstanding the above it is agreed between the parties that :

(i) The Allottees' of the units in the building shall not carry out any alterations of whatsoever nature in the said apartment / building and in specific the structure of the said apartment/unit/building of the said Project/ Scheme which shall include but not be limited to columns, beams etc. or in the fittings therein, particularly if it is hereby agreed that the Allottee/s shall not make any alteration in any of the fittings, pipes, water supply connections or any erection or alteration in the bathroom, toilet and kitchen, which may result in seepage of water. If any of such works are carried out without the written consent of the Promoters, the defect liability on the part of the Promoters shall automatically become void and stand extinguished. The word defect herein shall mean only the manufacturing and workmanship defect/s caused on account of willful neglect on the part of the Promoters, and shall not mean and include defect/s caused by normal wear and tear and/or by the negligent use of the Apartment/s by the respective Allottee/s/Occupants, vagaries of nature etc.

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under the Ceiling Act, Order of layout and/or sub-division relating to the said Project Land, Order of conversion and all terms and conditions stipulated by the Promoters in respect of the common areas and facilities and amenities to be provided for the benefits of the said project land or any part/s thereof.

10.6. The Promoters have intimated the Allottee/s that the project may at the Promoters discretion and in view of certain sanctions in respect of the additional building/s and /or upper floors in each of the building/s being constructed and/or proposed to be constructed will receive sanctions from time to time and thereupon be duly implemented accordingly. The Allottee/s have accorded their specific and irrevocable consent and concurrence thereto and further agree that they shall not interfere or hinder in the said development and shall indemnify and keep harmless the Promoters from and against any loss or damage suffered by the Promoters as a consequence of the Promoters being denied or deprived of such lawful and legitimate rights.

10.7. The said Apartment/Unit shall be subject to all the following conditions: (each/either applicable in the context of the specific sale)

- a. The access to the individual units/apartments shall be as per the sanctioned plan and/or revised plan from time to time.
- b. Air- Conditioners shall be fixed in the space provided by the Architect of the Promoters and location of the air-conditioners shall be restricted to the above-mentioned space only.
- c. There shall be no canopy or name-board projections in the front of or ahead of any structure or on any part of the said building.
- d. The elevations and finishing material of the building both externally and internally will not be permitted to be changed under any circumstances.
- e. The size of the board and lighting arrangements for residential units shall be restricted as per the floor-wise location, size and area of the tenements as prescribed by the Promoters.
- f. No neon sign boards or electronic board/s will be permitted to be displayed in any place in the compound or in any of the open space or on the top of any building/s, as all such open spaces.
- g. Construction of lofts and other civil changes done internally shall besides being at the risk and cost of the Allottee/s shall not damage the basic R.C.C. structure and such changes shall only be implemented only after prior written consent of the Promoters and the R.C.C Consultants.

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h. The Construction of chimneys, hanging telephone and telex wires, electric connections, fax, teleprinter, computer devices which require external wiring cables, lines, dish antennas will not be permitted to be installed except in the form prescribed by the Promoters in writing.

i. The installation of any grills or any doors shall only be as per the form prescribed by the Promoters in writing.

j. The said Unit shall solely be utilized for the purpose of permitted legal use only and no other activity of any kind would be permitted therein and he/she/they shall use the open/stilt/covered parking space as herein allotted only for purpose of keeping or parking the Allottees' own vehicle viz car/2 wheeler. It is specifically made clear that any 3-wheelers/tempo/commercial vehicle of any kind, shall not be parked in the said parking area;

k. No clothes shall be hanged out for drying by the purchaser/s except within the Dry Balcony.

l. The Promoters shall, in respect of any amount remaining unpaid by the Allottee/s under the terms and conditions of this agreement have first lien and charge on the said unit agreed to be purchased by the Allottee/s.

m. The Promoters shall cause the Allottee/s (after discharge of full consideration and other dues and outgoings payable hereunder) and on completion of the project in its entirety to be duly inducted as a member of the Konark Orchid Condominium and the Allottee/s shall abide by all the rules and regulations of the Konark Orchid Condominium.

10.8. It is clarified between the Promoters and the Allottee/s that the title to the common areas shall vest in common as per the percentage share of the members specified in the Deed of Declaration of the Konark Orchid Condominium. The Konark Orchid Condominium in its First General Body meeting have allocated various parking spaces in the project land and on the basis of the same the Allottee/s shall be allowed to park his vehicle in such designated parking space as may be so allocated against the said Apartment. The Promoters have not taken any consideration for such allocation.

11. It is agreed that upon the entire payment made by the Allottee/s as per this Agreement the Promoters shall execute in favour of the Allottee/s necessary Apartment Deed / Conveyance Deed and convey the title of the said Apartment along with percentage undivided share in the project land as specified in the Deed of Declaration dated 20/07/2017 as made under the Maharashtra Apartment Ownership Act, 1970 in the form of executing Deed of Apartment as prescribed under the provisions of the Maharashtra

Sign

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Apartment Ownership Act, 1970 and the Promoters shall intimate the Konark Orchid Condominium to accept the Allottee/s as its member.

12. It being made expressly clear that the Allottee/s shall abide by Bye laws of the Konark Orchid Condominium framed in respect of the said project land.

13. The Allottee along with other allottee(s) of Apartments in the building shall join as the member of the Konark Orchid Condominium and for this purpose also from time to time sign and execute the application for membership and the other papers and documents necessary for becoming a member.

14. Within 15 days after notice is given by the Promoters to the Allottee that the Apartment is ready for use and occupation, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the Apartment) of outgoings in respect of the said Project Land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said Project Land and building/s. the Allottee shall pay such proportionate share of outgoings as may be determined in the name of the Konark Orchid Condominium.. The Allottee undertakes 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. It is agreed that the nonpayment or default in payment of outgoings on time by Allottee shall be regarded as the default on the part of the Allottee and shall entitle the Promoters to terminate this agreement in accordance with the terms and conditions contained herein.

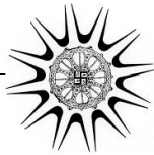
15.

i. The Allottee/s shall be liable to bear and pay all such other taxes, duties, charges, premia, levies, cesses, surcharge as may be levied by the State or Central Government or any other Local Body / Authority and arising from or incidental to the sale of the said Apartment by the Promoters to the Allottee/s as and when such taxes, duties etc. become due and such payment shall be effected within seven days of demand. If any of such taxes, duties etc. shall have already been paid by the Promoters, the Allottee/s shall be liable to reimburse the same together with interest accrued thereon to the Promoters and the Allottee/s hereby agrees to indemnify and keep indemnified the Promoters from or against all loss or damage suffered or incurred by the Promoters as a result of non-payment by the Allottee/s of any such taxes, duties etc

ii. The sanctioned Layout in respect of the said Land includes an area admeasuring 5698 sq. mtrs. designated as amenity space and bearing Gat No. 905/906/926/1085 Plot No. 4 plus and an area admeasuring 380 sq. mtrs. bearing Gat No. 905/906/926/1085 Plot No. 1C

Sign

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forming part of the sanctioned layout will remain in the ownership and occupation of the Promoters and the Promoters shall be entitled to deal with the same as is permissible under the applicable Building Bye-laws and as per Law. The Promoters have constructed and completed a school building on the Amenity Space bearing Gat No. 905/906/926/1085 Plot No. 4 admeasuring 5698 sq. mtrs. in accordance with plans sanctioned by the PMRDA and have received occupation certificate from the PMRDA bearing No. DP/BHA/Mou. Wagholi/G. no. 905+906+926+1085 / Bhu. Kr. 1 to 5/Pr. Kr. 18/17-18 dated 31/03/2018

iii. The Allottee/s hereto irrevocably consent to the Promoters increasing the width of the internal road running across the sanctioned layout of the said land from the existing 12 mtr. width to a width of 15 mtr. or more as may be solely desired by the Promoters.

16.1 REPRESENTATIONS AND WARRANTIES OF THE PROMOTERS

The Promoters hereby represent and warrant to the Allottee as follows:

- i. The Promoters have valid and subsisting rights, title and interest with respect to the said Project Land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the said Project Land and also has actual, physical and legal possession of the said Project Land for the implementation of the Project;
- ii. The Promoters have lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iv. There are no encumbrances upon the said Project Land or the Project except those disclosed herein and/or in the title report;
- v. There are no litigations pending before any Court of law with respect to the said Project Land or Project.
- vi. All approvals, licenses and permits issued by the competent authorities with respect to the Project, Project Land and said building are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, Project Land and said buildings and common areas shall be obtained by following due process of law and the Promoters have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, Project Land, Buildings and common areas;
- vii. The Promoters have the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;

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viii. The Promoters have not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Project Land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee under this Agreement;

ix. The Promoters confirm that the Promoters are not restricted in any manner whatsoever from transferring the said Apartment to the Allottee in the manner contemplated in this Agreement;

x. The Promoters have submitted the said Project Land to the Maharashtra Apartment Ownership Act, 1970 and executed Deed of Declaration dated 20/07/2017 in form A and which Deed of Declaration is registered at the Office of the Sub Registrar of Haveli No. 3 at S. No. 7941/2017 on 21/07/2017.

xi. The Promoters have duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities upto the date of receipt of the Completion Certificate/ Occupation Certificate as the case may be;

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

16.2 The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoters as follows :-

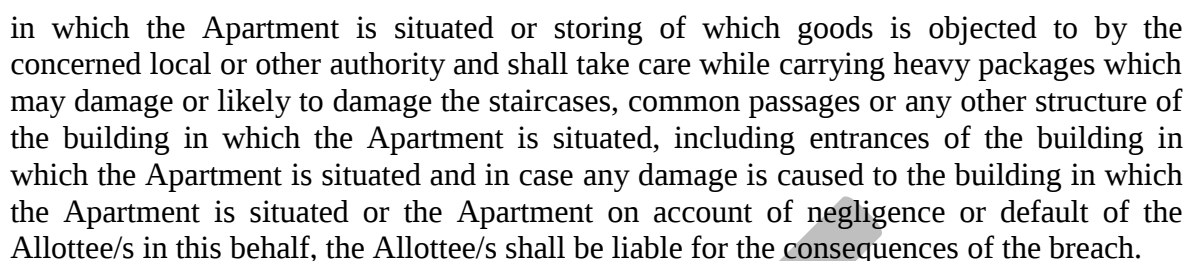
i. To maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the date of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or staircase or any passages which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.

ii. Not to utilize common areas, passage areas, ducting etc. for any kind of storage purpose which may or may not create obstruction to other Apartment Allottee/s.

iii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building

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iv. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoters to the Allottee/s provided that for the defect liability period such repairs shall be carried out by the Apartment Allottee/s with the written consent and the supervision of the Promoters and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee/s committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

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

vi. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Project Land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

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

viii. Not to join two adjacent units and not to demolish or cause to be demolished and not to make at any time or cause to be made any addition or alteration of whatsoever nature contrary to the sanctioned plans in or to the structure or construction of the said unit.

Sign



- ix. Not to make any demand to change the existing plans and/or any changes in the plan of the premises annexed herewith. The Promoters shall not refund any amount for deleting items of specifications and amenities on request of the Allottee/s.
- x. Pay to the Promoters within fifteen days of demand by the Promoters, his share of security deposit demanded by the concerned local authority or Government or for giving water, electricity or any other service connection to the building in which the Apartment is situated. Such deposits will lie with the Promoters interest free for the utilization of above purposes.
- xi. To bear and pay applicable and any increase in local taxes. Water charges, electricity, meter deposit, transformer charges, insurance and such other levies or betterment charges, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, either due to any change or amendment in the law or on account of change of user of the Apartment by the Allottee/s to any purposes other than for purpose for which it is sold. Such amount until utilization shall lie as interest free deposits with the Promoters.
- xii. The Allottee/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee/s to the Promoters under this Agreement are fully paid up and only if the Allottee/s had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Allottee/s has/have intimated in writing to the Promoters and obtained the written consent of the Promoters for such transfer, assign or part with the interest etc.
- xiii. The Allottee/s shall observe and perform all the rules and regulations of the Konark Orchid Condominium and the additions, alterations or amendments thereof that may be made from time to time by the Konark Orchid Condominium for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Konark Orchid Condominium regarding the occupation and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- xiv. Till the handover of the structure of the building in which Apartment is situated to the Konark Orchid Condominium, the Allottee/s shall permit the Promoters and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter

Sign

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be binding on the Allottee/s. The Promoters may till handing over of structure of building/s to the Owner/Society represent the Allottee/s and his/her/their interest and give consent, NOC's and do all the necessary things in all departments of Municipal Corporation, Collectorate, Road, Water, Building Tax Assessment departments, Government & Semi-Government, M.S.E.D.C.L., U.L.C. officials, etc. on behalf of the Allottee/s and whatever acts so done by the Promoters on behalf of the Allottee/s shall stand ratified and confirmed by the Allottee/s.

18. The Allottee/s shall, along with the payment of the Earnest Money as mentioned above pay the Promoters the under mentioned charges

- (i) Rs. _____ for Legal Charges on account of this Agreement.
- (ii) Rs. _____ for Legal costs of the Declaration and Deeds of Apartment for the Condominium.

Rs. _____ **TOTAL**

The Purchaser/s shall within seven days prior to the delivery of possession of the said units deposit with the Promoters a sum of Rs. _____ without interest as security for due observance and performance of all his/her/its/their obligations provided in the Agreement as and by way of contribution towards the Fund (hereinafter called “the Fund”) constituted and/or to be constructed by the units holders in the entire complex comprising of units / flats / houses in the building/s to be constructed on the said project land.

If any damage is caused to any of the Common Areas and Facilities of the said project and/or of the said Building in which the said Unit is housed due to the carriage/ transport of any items of Furniture/ Fixtures/ Goods to and from the said Unit during the process of the work of interiors being carried out or otherwise or if any damage or is caused by the workers, laborers of the Purchasers while carrying out the work of interiors in the said Unit then the Promoters shall deduct from the aforesaid Security Deposit an amount sufficient to rectify/ repair any such damage caused and the balance, if any, shall be refunded without interest to Konark Orchid Condominium formed

The Promoters shall utilize the aforesaid amounts received only for the purposes for which they have been received.

19. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all un-allotted open spaces, parking spaces, lobbies, staircases, terraces

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time manpower supervision 24x7, 365 days failing which the functioning of the STP may break down. The proportionate cost for maintaining, supervising and pumping out excess waste outflow with a sewage pumping truck will be borne by the Purchaser and shall be paid to the Promoters at such rate as may be calculated and demanded by the Promoter whilst the Promoter maintaining it and thereafter to Konark Orchid Condominium of Apartment owners.

23. SWIMMING POOL AND CLUB HOUSE:

The Promoters has constructed a club house and a swimming pool on a pre designated area on the said Project Land. The under mentioned terms and conditions are essential terms and conditions on the basis of which the Allottee/s has/have agreed to purchase from the Promoters the said unit under and in pursuance of this agreement.

23.1. Access to and the facility for the use of such club house and swimming pool and the appurtenant land shall be available only to the Allottees in the building/s and other premises in the layout and to the Allottees in the building/s which may be developed by the Builders and/or associate concerns of the Promoters.

23.2. The facility to the members for use of the Club House and Swimming Pool shall be subject to the Rules and Regulations as may be framed by the Konark Orchid Condominium and the Allottee/s shall abide by the same.

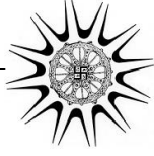
24. NAME OF THE PROJECT:

Notwithstanding anything contained anywhere in this agreement the Allottee/s specifically agree to the Promoters herein naming the project as **“KONARK ORCHID”** and the Condominium formed named as **“KONARK ORCHID CONDOMINIUM”**. The Allottee/s shall not be entitled to change the name.

25. BINDING EFFECT:

Forwarding this Agreement to the Allottee/s by the Promoters do not create a binding obligation on the part of the Promoters or the Allottee/s until, firstly, the Allottee/s sign/s and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoters. If the Allottee(s) fails to execute and deliver to the Promoters this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoters, then the Promoters shall serve a notice to the Allottee for rectifying the default, which if not rectified within 7(Seven) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums

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37. The Parties hereto confirm that the Allottee/s has/have agreed to purchase the said Apartment/ Unit as an Investor and hence the Allottee/s reserve his/her/their right to claim stamp duty set of/adjustment of the amount already paid on these presents in the event the Allottee/s resells the said unit to a subsequent Allottee/s.

38. STAMP DUTY:

38.1 All Stamp Duty and registration charges applicable hereto are to be borne and paid by the Allottees herein.

38.2 Stamp duty amounting to Rs. _____/- is affixed hereto on the document value which is more than the market value of the unit as fixed by the Office of the Registrar of Assurances, Pune.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT PIECE AND PARCEL OF land admeasuring 22,537 sq. mtrs. approximately from the land bearing:

Gat No.	Plot No.	Area in sq. mtrs	Area Under
905/906/926/1085	1/A	27893.00	Plot
905/906/926/1085	5	3799.00	Open Space

situated at Village Wagholi, within the limits of Zilla Parishad, Taluka Panchayat Samiti Haveli and Grampanchayat Wagholi, Taluka Haveli, District Pune from the and bounded as under :

ON OR TOWARDS THE:

- | | | |
|-------|---|--|
| East | : | By Gat Nos. 907 and 904. |
| South | : | By Gat No. 905 (Part), 946, 947, 948 and 951 |
| West | : | By 12 mtr. wide internal road |
| North | : | By Gat No. 907 and 30 mtr. wide R. P. Road |

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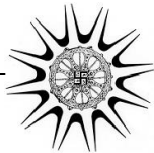


THE SECOND SCHEDULE ABOVE REFERRED TO :

- Well- landscaped lawn.
- Stair cases
- Fire Escape Staircases
- Fire Fighting Equipments.
- Common Lobbies on each floors of the building
- Common Terrace
- Water tank
- Water pumps
- External Lights
- All Lifts with Lift Machine Room.
- Plumbing Network throughout the Building.
- Electric Network throughout the Building
- Overhead water tanks
- Common toilets in the parking floor.
- The foundations and main walls, columns, girders, beams and roofs of the building

Sign

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

SIGNED SEALED AND DELIVERED by the withinnamed PROMOTERS M/S. KARIA REALTY by the hand of its partner MR. NITIN CHAGPAL KARIA / MR. SAMIT NITIN KARIA	Photo	Signature
		Left Hand Thumb Impression

SIGNED SEALED AND DELIVERED by the within Purchaser/s	Photo	Signature
		Left Hand Thumb Impression

SIGNED SEALED AND DELIVERED by the within Purchaser/s	Photo	Signature
		Left Hand Thumb Impression

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SIGNED SEALED AND DELIVERED by the within Purchaser/s	Photo	Signature
		Left Hand Thumb Impression

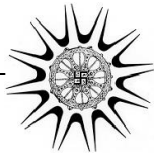
ACKNOWLEDGE to have received heretofore of _____
and from the within - named Purchaser/s the sum of _____
Rs. _____/- (Rupees _____

_____ only)
by cash/cheque/draft No. _____ dated _____
_____ drawn on _____

_ being the amount of money or deposit to be paid
by him/her/it them to us

We say Received
For M/s KARIA REALTY
PARTNER.

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WITNESS:

1. Name : _____ Address : _____ _____ _____	Signature :
2. Name : _____ Address : _____ _____ _____	Signature :

DRAFT

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ANNEXURE ‘A’
TITLE CERTIFICATE

ANNEXURE ‘B’
7 / 12 EXTRACT

ANNEXURE ‘C-1’
(AUTHENTICATED COPIES OF THE PLANS OF THE LAYOUT AS
APPROVED BY THE CONCERNED LOCAL AUTHORITY)

ANNEXURE C-2
(AUTHENTICATED COPIES OF THE PLANS OF THE BUILDING/S AS
PROPOSED BY THE OWNERS/PROMOTERS AND ACCORDING TO WHICH
THE CONSTRUCTION OF THE BUILDINGS AND OPEN SPACES ARE
PROPOSED TO BE PROVIDED FOR ON THE SAID PROJECT)

ANNEXURE D
(AUTHENTICATED COPIES OF THE LAYOUT PLAN OF THE APARTMENT
AGREED TO BE PURCHASED BY THE ALLOTTEE, AS APPROVED BY THE
CONCERNED LOCAL AUTHORITY)

Sign

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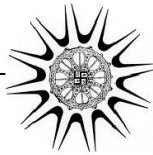


ANNEXURE-E
LIST OF AMENITIES & SPECIFICATIONS

Specification	Brand/Specification
Entrance lobby for every building	Kajaria Tile/Coffee Pearl Granite, Century Lam 4502 Laminate, Saint Gobain/Asahi Glass
Two automatic elevators for all wings	Kone Elevators
Security System with CCTV Cameras	ACE Solutions
Rainwater harvesting	As per design
Letter Box	MS powder coated
Intercom Facility	ADD Technosolutions
Living/Dining/Terrace	
Specification	Brand/Specification
Vitrified tile flooring in living, dining, passage and bedrooms, kitchen	Kajaria
Intercom Facility	ADD Technosolutions
Laminated main door with good quality locks	Century Lam 4502 Laminate, Godrej lock.
Provision for telephone, lights, fans, split AC, TV points, plug points and adequate extra plug point	Anchor Roma
Door Lock fittings	Godrej
Full length glass windows for terrace areas	Saint Gobain/Asahi
Anti-skid tiles(flooring) for terrace	Asian
Three track, two shutter powder coated aluminium window frames	Saint Gobain/Asahi Glass
Terraces with MS railing with toughened glass	MS Railing, Saint Gobain/Asahi Glass
Bedrooms/Kitchen	
Specification	Brand/Specification
Vitrified tiles in other bedrooms	Kajaria
Provision for split AC in all the bedrooms	Given
Door frames	MDF painted
Both side laminated doors	Century Lam 4502 Laminate
Provision for telephone, lights, fans, split AC, TV points, plug points and adequate extra plug point	Anchor Roma
Door Fittings	Hafele
Three track, two shutter powder coated	Saint Gobain/Asahi Glass

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aluminium	
window frames	
Black granite kitchen platform with stainless steel sink	Star Black Granite with Nirali sink.
Glazed/Ceramic tiles dado 2 ft above kitchen platform	Kajaria
Water Purifier	Aquaguard
Electrical layout with plug point for kitchen appliance	Anchor Roma
Dry balcony with provision for washing machine / drier (waterinlet and outlet)	Anchor Roma, CP Fittings:Jaquar

Bathroom/Toilets

Specification	Brand/Specification
Anti skid flooring tiles	Kajaria
Glazed dado tiles on the walls up to door height	Kajaria
Concealed plumbing with good quality C.P fittings	Prince/Astral pipes, Jaquar CP Fittings
Wall Hung EWC with health faucet in all bathrooms	Toto EWC, Jaquar health faucet
Both side laminated doors	Century Lam 4502 Laminate
Door frames	MDF painted
WHB in toilets	Cera
Specification	Brand/Specification
Masonry	
Internal/External 6"/4" thick light weight blocks	Flyocrete, Ultratech
Plaster	
External Waterproof double-coated sand faced plaster	Natural sand
Internal Gypsum walls	Royal Imagica/G Plast Gypsum
R.C.C	
Earth Quake resistant structure	FE 500 Steel, 43/53 grade cement
Specification	Brand/Specification
Painting	
Weatherpro exterior paint	Dr.Fixit Raincoat, Asian, Nerolac
Plastic internal paint	Berger paint
Specification	Brand/Specification
Electrification	
Concealed copper wiring with circuit breakers	Polycab wires with MCB and DB of Schneider
Cable and telephone points in living	Anchor Roma
Cable point in bedrooms	Anchor Roma

Sign

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Adequate electrical points	Anchor Roma
Alternative power back up for common areas and lift	Kirloskar Diesel Genset
Modular Switches	Anchor Roma
Provision for split AC in living	Anchor Roma
3 phase connection for all flats	3 Phase
2 way switches in all bedrooms for fan and light	Anchor Roma
Specification	Brand/Specification
Others	
Fire Fighting System	Sujay Fire Fighting,Apollo/Bhushan pipes
Entrance gate with security cabin	MS Fabricated
Solar system for hot water only in common bathroom	Racold
Beautification of open areas/garden	Christopher D Lima
Swimming Pool	Overflow Gutter System
Open sit outs	Granite
Exercise decks`	Rubberized flooring
Specification	Brand/Specification
Others	
Play Zone	EPDM floor
Club House with Gym	granite,wooden flooring,rubber flooring
Automatic water pumping system	Wilo

ANNEXURE-F

RERA REGISTRATION CERTIFICATE

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