

ARTICLES	OF AGREEMENT
ARTICLES OF AGREEMENT mad	le at Pune this day of in the
Christian Year Two Thousand and	
Bl	ETWEEN
under the provisions of the Indian Partn 205, Gera 77, Kalyani Nagar, Pune – 4 CHAGPAL KARIA, Age: 63 years, Occ KARIA, Age.: 37 years, Occupatio "PROMOTERS" (which expression sh	AKFK1359C) a partnership firm duly registered ership Act, 1932 having its Registered Office at 11 006, by the hand of its Partners MR. NITIN cupation Business AND/OR MR. SAMIT NITIN n Business, hereinafter referred to as the all unless it be repugnant to the context or
said firm the survivor or survivors administrators of such last survivor) of the	
said firm the survivor or survivors	of them and the heirs, executors and
said firm the survivor or survivors administrators of such last survivor) of the	of them and the heirs, executors and ne One Part.
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said firm the survivor or survivors administrators of such last survivor) of the Sign	of them and the heirs, executors and ne One Part.



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 parc 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 Villag Wagholi within the Registration Sub-District of Taluka Haveli, District Pune and with the limits of the Gram Panchayat of Village Wagholi and falling in the "Residentia 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 Ac 1999 apply to the said larger Land;
AND WHEREAS the Promoters have applied for and obtained sanction and rev sanction from the Collector of Pune vide its Letters dated 22/09/2011 bearing NPMH/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 und Commencement Certificate bearing No. BHA/Mou. Wagholi/G. No. 905+906+926+108 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	5+1085 1	28489.00	Plot
905+906+926	5+1085 4	5698.00	Amenity Space
905+906+926	5+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. Area Under Area in sq. mtrs. As per 7/12 extract Carved 905/906/926/1085 27893.00 18738.00 1/A Plot 3799.00 905/906/926/1085 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:

- i. 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.
- ii. 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.
- iii. 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 (hereinafter referred to as the said "Apartment") in floor, in Building No. _____ 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'. Sign Page No. 6





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/- (RupeesOnly)
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	
	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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- 1(h) It is confirmed by the Allottee/s that the Promoters have taken all requisite permissions, sanctions and approvals from the Competent Development Authorities under the prevailing Laws/ Rules and accordingly they have commenced the construction and development works. It is conveyed by the Promoters to the Allottee/s that the construction work of the said Apartment/Unit is required to be completed by the Promoters, by using and utilizing the consideration payments and other charges agreed to be paid by the Allottee/s, strictly in terms of and in accordance with the Payment Schedule under this Agreement. On completion of the specified stage of construction, the Promoters shall raise the payment demand letter to the Allottee/s, as prescribed in this Agreement and which shall be sent/forwarded to Allottee/s via recorded dispatch. The prescribed period for payment of required amounts shall be 15 days from receipt of such payment demand letter by any medium of recorded dispatch/email. Any period of delay beyond these 15 days shall be considered as delay on part of Allottee/s for paying the due consideration amounts. It is also understood by the Allottee/s that it is his/her/their sole obligation and lawful duty to pay the agreed consideration, strictly as per prescribed schedule, as it is well understood by the Allottee/s that non-payment of agreed consideration on agreed time may delay the construction work schedule. The date of possession mentioned in clause 7 hereunder in this Agreement is completely based upon the timely payment by the Allottee/s, along with all the applicable charges and taxes. It is therefore acknowledged and agreed by the Allottee/s that any delay in payment of any prescribed payment schedule shall automatically postpone the period of possession by period of delay in payment on part of the Allottee/s and the Allottee/s shall be solely liable for the consequences of delay in construction arising there from and in such case the Allottee/s shall be solely responsible for reimbursing such damages thereby suffered by the Promoters.
- 1(i) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoters undertake and agree that while raising a demand on the Allottee/s for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoters shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee/s, which shall only be applicable on subsequent payments.
- 1(j) The Promoters shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoters. If there is any reduction in the carpet area within the defined limit then Promoters shall refund the excess money paid by Allottee/s within forty-five days with annual interest at the rate specified in the Rules, from

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the date when such an excess amount was paid by the Allottee/s. If there is any increase in the carpet area allotted to Allottee/s, the Promoters shall demand additional amount from the Allottee/s as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

- 1(k) The Allottee authorizes the Promoters to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoters may in their sole discretion deem fit and the Allottee/s undertake/s not to object/demand/direct the Promoters to adjust his payments in any manner.
- 2.
- 2.1 The Promoters 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 Apartment to the Allottee/s, obtain from the concerned local authority occupation and/or completion certificates in respect of the Apartment. The Allottee shall thereafter be obligated to adhere to all terms and conditions of user imposed therein.
- 2.2 Time is of essence for the Promoters as well as the Allottee/s. The Promoters shall abide by the time schedule for completing the project and handing over the Apartment to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. However, if, the local authority delays issuing the certificate beyond 30 days after submission of all required documents/NOCs for occupation, then same shall not be construed as delay on the part of the Promoter in obtaining occupancy Certificate. Similarly, the Allottee/s shall make timely payments of the installment and other dues payable by him/her/them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoters as provided in clause 1 (c) herein above. ("Payment Plan").
- 3. The Promoters hereby declare that the Floor Space Index available as on date in respect of the said project land is 8482.24 sq. mtrs. only and the same shall be utilized by the Promoters on the said Project Land in the said Project and Allottee/s has/have agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoters by utilizing the FSI of 8482.24 sq. mtrs. and on the understanding that the declared FSI shall belong to Promoters only.
- 4. The Promoters hereby agree that they shall, before handing over possession of the Apartment to the Allottees make full and true disclosure of the nature of his title to the said structure of the said Building/wing as well as encumbrances, if any, including any right,

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title, interest or claim of any party in or over the said structure of the said Building/wing, and shall, as far as practicable, ensure that the said structure of the said building/wing is free from all encumbrances and that the Owners/the Promoters have absolute, clear and marketable title to the said structure of the said building or wing.

- 5.1 The Allottee (without prejudice to the Promoters' other rights and remedies for the Allottees' default) agrees to pay to the Promoters interest at the rate of then prevailing State Bank of India's MCLR plus 2 (two) % (per cent) per annum on all the amounts which become due and payable by the Allottee to the Promoters under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoters.
- 5.2 Without prejudice to right of Promoters to charge the interest in terms of sub clause (5.1) above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoters under this Agreement (including his/her/their proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee/s committing three defaults of payment of installments, the Promoters shall be entitled at their own option, to terminate this Agreement:
- 5.3 Subject to force majeure circumstances or reasons beyond the control If the Promoters fail to abide by the time schedule for completing the project and handing over the Apartment to the Allottee, the Promoters agree to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. Provided that, Promoters shall give notice of fifteen days in writing to the Allottee/s by Registered Post AD at the address provided by the Allottee/s and/or email at the email address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee/s fail/s to rectifies the breach or breaches mentioned by the Promoters within the period of notice then at the end of such notice period, Promoters shall be entitled to terminate this Agreement and upon termination of this Agreement the Promoters, shall be at liberty to dispose of and allot/assign the Apartment to such person and at such price as the Promoters may in their absolute discretion think fit. Provided further that upon termination of this Agreement as aforesaid, the Promoters shall refund to the Allottee (subject to appropriation/ adjustment and recovery of an agreed liquidated damages of an amount equivalent to 10% of the agreed sale / purchase price of the said Unit (which shall stand forfeited) and to refund the balance without interest to the Allottee/s.
- 6. The fixtures and fittings to be provided by the Promoters in the said building and the Apartment are those that are set out in **Annexure 'E'** annexed hereto.

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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.

8.

- 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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- 8.3 Upon handing over peaceful and vacant possession of the said Apartment in favour of the Allottee/s, the said Allottee/s shall be inducted as the member of the Konark Orchid Condominium.
- 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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- (ii) That it shall be incumbent upon the Allottee/s to maintain his/ her/ their Apartment/ Unit in a diligent manner and take all due care necessary for the same including but not limited to the regularly filling of the joints in the tiles fitted in his/her/their Apartment/s/ Unit with white cement/ epoxy or appropriate material to prevent water seepage, etc. Further where the manufacture warranty as shown by the Promoters to the Allottee/s expires before the stipulated defect liability period and such warranties are covered under the maintenance of the said Apartment/Unit/building and should the annual maintenance contracts not be renewed by the Allottee/s and/or Konark Orchid Condominium the Promoters shall not be responsible for any defects occurring due to the same.
- (iii) That the Project/Scheme as a whole has been conceived, designed and constructed based on the commitment and warranties given by the Vendors/Manufacturers that all equipments, fixtures and fittings shall be maintained and covered by maintenance/warranty contracts so as it to be sustainable and proper working condition to continue warranty in both the Apartments and the common project amenities wherever applicable.
- (iv) That the Allottee/s has/have been made aware and that the Allottee/s expressly agree/s that the regular wear and tear of the unit/wing/building/phase includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature of more that 20 degrees Celsius and which do not amount to structural defects and hence cannot be attributed to either faulty workmanship or structural defect. If such hairline cracks do appear than the Allottee/s shall get the same immediately filled up and get the area painted to avoid further damage to the structure/s. However, if the Allottee/s fails to fill up such cracked areas and owing which any damage is caused to the building structure/s and/or if any mishap/accident should occur then the Allottee/s himself will be solely responsible for the same as to all costs and consequences arising therefrom
- (v) It is further expressly agreed that before any liability of defect is claimed by or on behalf of the Allottee/s, it shall be necessary to appoint an expert who shall be a Nominated Surveyor who shall inspect and assess the same and shall thereupon submit a written report to signify the defects in materials used in the structure of the unit/building built and in the workmanship executed keeping in mind the aforesaid terms agreed upon.
- (vi) The Promoters has informed the Allottee/s hereto that they have installed a Solar Water Heating System in the said project and will be giving hot water connection through it in any one washroom of the said Unit. The availability of hot water is dependent on the climatic conditions and proper maintenance of the Solar Water Heating System. The said Solar Water Heating system is not included in the defect liability period.
- (vii) The Allottee/s shall not carry out any alteration of whatsoever nature in the said flat or any fittings therein. In particular, it is agreed that the Allottee/s shall not tamper with or

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make any alteration in any of the fittings, pipes, water-supply connection or any of the erections in the bath room as this may result in seepage of water and/or affect the strength of the structure. If any of such works are carried out without the written consent of the Promoters, the Purchaser shall not be entitled to the warrantee regarding the defect liability and the alleged defect liability of the Promoters shall automatically stand extinguished.

However if the Allottee/s makes any changes/alterations or cause leakage or other structural damages which affect the said unit or other unit or units in the said building directly or indirectly the same shall be the responsibility of the Allottee/s and the Promoters shall not be then liable for such direct defect liability as contemplated in these presents and further the Allottee/s shall be liable to other unit Allottee/s whose units have been damaged due to such changes, alterations, leakages etc. together with cost, interest and damages

- 9. The Allottee/s shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence only. He shall use the garage or parking space only for purpose of keeping or parking the Allottees' own vehicle.
- 10. The said unit is agreed to be sold subject to:
- 10.1. Any scheme or reservation affecting the said Project Land or any part or parts thereof made or to be made by any Authority concerned including the terms covenants stipulations and conditions contained in the Agreement/s relating to the said Project Land.
- 10.2. Its present permitted user as residential and/or other permissible users.
- 10.3. Any relevant and necessary covenants as may be stipulated by the Promoters for the more beneficial and optimum use and enjoyment of the said project land (i.e. the said project land together with the building thereon) in general and for the benefit of any class of holders of any unit/s and other unit/s as the case may be or any part thereof including the absolute and irrevocable right of the Promoters to exclusively and absolute use and utilize as above enumerated the benefit of any enhanced FSI/FAR or to absorb and consume the TDR rights acquired on any portion/s of the said project land.
- 10.4. All rights of water, drainage, water course, light and other easement and quasi or reputed easements and rights of adjoining land Owner/s (if any) affecting the same and to any liability to repair or contribute to the repair of roads, ways, passages, sewers, drains, gutters, fences and other like matters. The Promoters shall not be required to show the creation of or define or apportion any burden.
- 10.5. All the covenants and conditions ensuring for the benefit of the person/s as contained in the Agreement/s made between them and/or the Promoters, the said Order/s passed

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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

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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

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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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in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for the consequences of the breach.

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 tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment without the prior written permission of the 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.

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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

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into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

xv. The Promoters shall be liable to pay the Municipal Taxes, as actual, in respect of the unsold units and other premises in their possession. For all unsold Units the Promoters shall pay to the Konark Orchid Condominium the token sum of Rs. 11/- (Rupees Eleven only) per month as outgoings/maintenance fees till such time they are sold, occupied and disposed off where after the prospective Allottee will undertake the liability of all such future payments thereof as per actual.

xvi. The Promoters shall execute works such as electrical/ substation / elevators / generator/fire fighting system / plumbing and drainage system and other works as per required specifications of local /government authorities. In case of any mishap / accident of any nature due to improper maintenance or on any grounds whatsoever, the Promoters shall not be held responsible on any account for the same. In the said complex the Promoters have installed various machineries, mechanical pumps, fire fighting system, STP, Solar Water Heating, Power Back-up in common areas, Solenoid Balbe, fixtures and fittings based on the commitments and warranties given by the vendors/ manufacturers of the respective machinery, equipments, fixtures and fittings and the same shall be maintained and covered by Annual Maintenance Contract / Warranty contract so as it to be sustainable and in proper working conditions in both the Units and in the complex. All these machinery, equipments, fixtures and fittings are not covered under the defect liability period

xvii. Provided it does not in any way effect or prejudice the rights of the Allottee/s in respect of the said unit/s under this Agreement, the Promoters shall be at liberty to assign, transfer or otherwise deal with their right, title or interest in the said project land hereditaments and the premises and/or buildings to be constructed thereon.

xviii. Any delay tolerated or indulgence shown by the Promoters in enforcing the terms of this agreement or any forbearance or giving of time to the Allottee/s by the Promoters shall not be construed as a waiver on the part of the Promoters or any breach or noncompliance of any of the terms and conditions of this agreement by the Allottee/s nor shall the same in any manner prejudice the right of the Promoters.

xix. The Allottee/s undertake/s that he/she/they shall not raise any objection on whatsoever ground against construction of the building including nuisance and annoyance or shall not obstruct the construction in any manner.

17. The Allottee/s hereby irrevocably consent/s and authorize/s the Promoters to represent him/her/them in all matters regarding property tax assessment and reassessment before the concerned Municipal Authorities and decisions taken by the Promoters in this regard shall

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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.

	The Allottee/s shall, alo the Promoters the under	ong with the payment of the Earnest Money as mentioned above 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
deport for a Agree construction of under the construction of under the construction of	osit with the Promoters due observance and peement as and by way estituted and/or to be conits / flats / houses in the day damage is caused to or of the said Building items of Furniture/ Fixt of interiors being causers, laborers of the Purthe Promoters shall decity/ repair any such dangest to Konark Orchid Control of the Purthe Promoters of	in seven days prior to the delivery of possession of the said units a sum of Rs without interest as security performance of all his/her/its/their obligations provided in the of contribution towards the Fund (hereinafter called "the Fund") instructed by the units holders in the entire complex comprising the building/s to be constructed on the said project land. On any of the Common Areas and Facilities of the said project in which the said Unit is housed due to the carriage/ transport of tures/ Goods to and from the said Unit during the process of the arried out or otherwise or if any damage or is caused by the rechasers while carrying out the work of interiors in the said Unit duct from the aforesaid Security Deposit an amount sufficient to mage caused and the balance, if any, shall be refunded without condominium formed
	have been received.	
demi Allot	ise or assignment in lav	is Agreement is intended to be nor shall be construed as a grant, w, of the said Apartments and Building or any part thereof. The n save and except in respect of the Apartment hereby agreed to llotted open spaces, parking spaces, lobbies, staircases, terraces
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recreation spaces, will remain the property of the Promoters until the said Project Land and said structure of the building is transferred to the Konark Orchid Condominium which shall be done only after completion and sale of all the Apartments.

20. PROMOTERS SHALL NOT MORTGAGE OR CREATE A CHARGE:

After the Promoters execute this Agreement he shall not mortgage or create a charge on the Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Apartment.

21. COST OF PROVISION OF WATER TO THE SAID BUILDING:

Notwithstanding anything contained to the contrary the Promoter has made known to the Purchaser/s that there is no waterline developed by the Collector / Gram Panchayat / PMRDA / Municipal Corporation or relevant authorities and due to its own shortfall and constraint may nevertheless be unable to provide adequate water supply. The Promoters have given an Undertaking to the PMRDA that they would be providing water to the residents of the Complex. The Promoter will provide necessary water to the residents of the Complex by arranging for supply of water from private agencies. The Purchaser shall be liable to pay in advance to the Promoters necessary water charges as may be calculated and demanded by the Promoter till such time the Promoter will provide necessary water to the residents and thereafter to Konark Orchid Condominium of Apartment owner. If the Konark Orchid Condominium of Apartment owners wants the Promoters to provide them water then the Promoter will arrange for such supply of water from private agencies provided the Konark Orchid Condominium of Apartment owners pay in advance to the Promoters necessary water charges as may be calculated and demanded by the Promoter. In the event the Purchaser/s and other Flat Purchaser/s default in paying such necessary water charges then the Promoters shall in no way be held liable or responsible for supply of water.

22. SEWAGE TREATMENT PLANT:

Notwithstanding anything contained to the contrary the Promoter has made known to the Purchaser/s that there is no drainage system developed by the Collector / Gram Panchayat / PMRDA / Municipal Corporation or relevant authorities. Till such time the drainage system is developed by the concerned authorities the Promoters has built in the said complex a sewage treatment plant (STP) wherein all the sewage and waste from each and every unit is collected, processed and recycled. The waste materials collected in the STP need to be periodically pumped out with a sewage pumping truck and the STP needs to be properly cleaned. Upon a proper drainage system being developed by the concerned authorities then the excess outflow from the STP will be connected to the drainage line constructed by the concerned authority. Post connecting the STP to the drainage line, still there will be requirement to pump out excess waste from the STP with a sewage pumping truck. The STP requires a dedicated monitoring and high level of maintenance under full

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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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deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

26. ENTIRE AGREEMENT:

This Agreement, along with its schedules and annexure, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/building, as the case may be.

27. RIGHT TO AMEND:

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

28. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE / SUBSEQUENT ALLOTTEES:

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

29. SEVERABILITY:

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed, amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

30. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:

Wherever in this Agreement it is stipulated that the Allottee/s has/have to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the total usable area of the said apartment to the total usable area of all the Apartments in the Project.

31. FURTHER ASSURANCES:

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the

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provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

32. PLACE OF EXECUTION:

The execution of this Agreement shall be completed only upon its execution by the Promoters through their authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoters and the Allottee/s, in Pune after the Agreement is duly executed by the Allottee/s and the Promoters or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar Pune. Hence this Agreement shall be deemed to have been executed at Pune.

- 33. The Allottee/s and/or Promoters shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoters will attend such office and admit execution thereof.
- 34. All letters, receipts, and/or notices issued by the Promoters dispatched under R.P.A.D. to the address of the Allottee/s mentioned hereinabove or sent by Email or by Telephonic Messages, sms, whatsapp or Private Courier will be sufficient proof of receipt of the same by the Allottee/s and shall effectually discharge the Promoters. If there is any change in the said address or e-mail identification or Mobile Cell Number of the Allottee/s, the Allottee/s shall be obliged to intimate in writing of any such change of address to the Promoters, failing which, all letters, receipts and/ or Notices dispatched by the Promoters as aforesaid at the address of the Allottee/s given hereinabove shall be treated/ deemed to have been received by the Allottee/s.

35. JOINT ALLOTTEES:

That in case there are Joint Allottees all communications shall be sent by the Promoters to the Allottee/s whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

36. GOVERNING LAW:

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Courts in Pune will have the jurisdiction, subject to the provisions of the said Act to adjudicate upon all disputes arising by and between the parties hereto under the terms hereof for this Agreement. This Agreement is subject to the provisions of the Maharashtra Ownership Flats (Regulation of The Promotion of Construction, Sale, Management and Transfer) Act, 1963, as amended till this date and will be subject to the provisions of the Real Estate (Regulation and Development) Act 2016 and Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agent, Rates of Interest and Disclosures on Website) Rules 2017, respectively as applicable.

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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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$\underline{\text{THE SECOND SCHEDULE ABOVE REFERRED TO}}$:

- 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

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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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Signature	Photo	GNED SEALED AND ELIVERED by the within archaser/s
Left Hand Thumb Impression		
	ve received heretofore of	ACKNOWLEDGE to have
	ed Purchaser/s the sum of	and from the within - name
	(Rupees	Rs/-
	only)	
We say Received	dated	by cash/cheque/draft No
For M/s KARIA REALTY	on	drawn o
		_ being the amount of mor
PARTNER.		by him/her/it them to us
PARINER.		





WITNESS:

1. Name :	Signature :
Address: _	
_	
2. Name :	Signature :
Address : _	



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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)

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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	Valaria
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	Saint Gobain/Asahi Glass
window frames	MS Poiling Spint Cobain / Appli Class
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	Anchor Roma
points, plug points and adequate extra plug point	
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 /	Anchor Roma, CP Fittings:Jaquar
drier (waterinlet and outlet)	Anchor Noma, Cr Tittings.Jaquai

Bathroom/Toilets

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	

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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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