

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the rules and regulations made there under 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 there under 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.

31) PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Purchaser/s, in after the Agreement is duly executed by the Purchaser/s and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. The Purchaser/s has paid the charges of Stamp Duty and Registration Fee herewith. Hence this Agreement shall be deemed to have been executed at Pune.

32) NOTICES

That all notices to be served on the Purchaser/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s or the Promoter by Registered Post A.D or notified Email ID at their respective addresses specified below:

Name of Purchaser/s:

1) Mr. _____

2) Mrs. _____

Both Address :

Promoter name : M/S CONCORD PROPERTIES

Address : S. No. 150, Plot No. 10, Shop No. 12 and 13, Sukhwani Imperial, Phase No. 3, Survey No. 150 to 153, Morwadi, Pimpri, Pune - 411 018.

It shall be the duty of the Purchaser and the promoter to inform each other of any change in address subsequent to the execution of this agreement in the above address by registered post failing which all communication and letters posted at the above address shall be deemed to have been received by the promoter or the Purchaser, as the case may be.

33) JOINT PURCHASERS :-

That in case there are joint Purchasers, they shall be considered as joint and severable Purchasers for the purpose of these clauses in the agreement and all communications shall be sent by the Promoter to the Purchaser 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 Purchasers.

34) 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 and India for the time being in force.

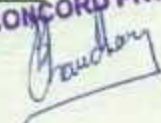
SCHEDULE - I

SCHEDULE OF THE PROPERTY

All that piece and parcel of property I) Gat No. 162, admeasuring area 00 H. 37.50 Aar +, II) Gat No. 162, admeasuring area 00 H. 37.50 Aar +, III) Gat No. 162, admeasuring area 00 H. 37.50 Aar +, IV) Gat No. 162, admeasuring area 00 H. 37.50 Aar totally admeasuring area 01 H. 50 Aar, assessed at Rs. 05.56 Ps. Out of layout sanctioned plan and N. A. Property admeasuring 00 H. 75 Aar i.e. area 7500 Sq. mtrs. at Village DUDULGAON, Taluka Haveli, Dist. Pune, within the Local Limits of Pimpri Chinchwad Municipal Corporation, within the Jurisdiction of Sub-Registrar Haveli and total property is bounded as under :-

On or towards East	:	Gat No. 161.
On or towards South	:	Gat No. 167.
On or towards West	:	Gat No. 163.
On or towards North	:	18 Mtrs. wide Road.

SCHEDULE - II

For CONCORD PROPERTIES

 PARTNER

SCHEDULE OF THE FLAT

All that piece and parcel of the Flat No. —, (2 - BHK) situated on — FLOOR admeasuring area about — Sq. ft., i.e. — Sq. Mtrs. Carpet area along with additional use of adjoining Terrace admeasuring area — Sq. ft., i.e. — Sq. Mtrs., TWO BHK Flat in "—" - Wing of Building to be constructed in the Property described in the schedule referred first above which always be known as "AKSHA AMULYAM"

SCHEDULE - III

AMENITIES THAT TAKE OF YOUR EVERY SINGLE NEED

- * Club House.
- * Gymnasium.
- * Layout as per Vastu Shastra.
- * Jogging Track.
- * Decorative main gate with security cabin.
- * Attractive entrance lobby
- * Senior Citizen Park
- * Health Club
- * Beautifully Designed Landscaped Garden.
- * Skating rink
- * Meditation / Yoga hall.
- * Aerobics hall
- * 24 x 7 Security
- * CCTV surveillance
- * Rain Water Harvesting
- * 24 x 7 Power back - up for common areas.
- * Ample parking space
- * Decorative individual name plates at entrance
- * Earthquake resistant RCC framed structure
- * Solar heating system for hot water.
- * Staircase and landing finished with decorative tiles
- * Automatic ON / OFF light system on stairs
- * Fire - fighting system (as per PCMC requirements)

SPECIFICATIONS THAT ADD JOY TO YOUR WORLD.

Flooring

Vitrified 2'x2' tile flooring in all rooms.

Walls

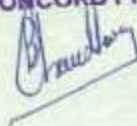
Smooth finished internal walls.

Doors

Attractive main door with night latch, safety chain and peep hole, internal doors of hot pressed finished with good quality fitting with wooden door frames.

Windows

For **CONCORD PROPERTIES**



PARTNER

Powder coated aluminum sliding windows with mosquito net and granite / marble frames at bottom.

Kitchen

Granite Kitchen Platform with S. S. Sink.

Toilets

7" high dado of printed ceramic tiles, Concealed plumbing with hot & cold mixer of Jaguar / ISI make.

Electrical

Concealed copper wiring with cable (ISI Make) & Phone Point, Ample electrical points, AC Point in master bedroom.

Provision for exhaust and geyser in bathroom.

Provision for oven, mixer, water purifier and exhaust in kitchen

Paints

Premium quality paint for internal & external walls.

Terrace

French Door.

IN WITNESS WHEREOF the parties hereto have unto set and subscribed their respective hands and seals this day and year first here in above mentioned.

M/S CONCORD PROPERTIES

Through its Partners

MR. BHARAT LALARAM CHOUDHARY

Promoter, Builder and Developers

PARTY OF THE FIRST PART

1) MRS. _____

2) MR. _____

PURCHASER/S

PARTY OF THE SECOND PART

In the presence of:-

1... SIGN :

NAME :

ADDRESS:

2... SIGN :

NAME :

ADDRESS:

for CONCORD PROPERTIES

PARTNER

CONSENT LETTER

From:

1) MRS. _____

Age:- 46 years, Occupation: - Housewife,

2) MR. _____

Age:- 49 years, Occupation: - Education Ext. Officer,

Both R/ At :-

Tel:-, Dist - Pune - 411018.

To,

M/S CONCORD PROPERTIES**PAN NO. AAHFC6875G**

A partnership firm, having its office
 Having its office at S. No. 150, Plot No. 10,
 Shop No. 12 and 13, Sukhwani Imperial,
 Phase No. 3, Survey No. 150 to 153,
 Morwadi, Pimpri, Pune - 411 018.

Subject :- Consent for changes in the layout and building plan of property "AKSHA AMULYAM"
 Gat No.162, GoanMouje Dudulgaon, Tal. Haveli, Dist. Pune.

Dear Sir,

I / we have booked with you a Flat No.- _____(TWO-BHK) on ---- Floor in "----" Wing
 the above referred scheme. I / we hereby give my / our consent for making changes in layout and
 Building plan and to get the revised or new plans sanctioned from P.C.M.C. and other proper
 authorities. I have assured you that I shall not revoke this consent and challenge the revised or
 corrected plans or changes made in the plans.

Thanking you

1) MRS. _____

2) MR. _____

Yours faithfully

for CONCORD PROPERTIES

 PARTNER