

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at Kausa, Thane this ____ day of _____, 20____ BETWEEN **M/S. PRESTIGE DEVELOPERS**, a Partnership firm, having its address at Shop No. 2, Rehnuma Complex, "A" Building, Opp. Sanjay Nagar, Mumbra, Thane – 400612 through its Partner **MR. ANIS RAZZAQ GAZIANI**, hereinafter in this agreement, for brevity sake is referred to as **THE PROMOTERS** of the **ONE PART**;

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A N D

MR/MRS. _____

Brevity's sake is / are called "**THE PURCHASER/S**" of the **OTHER PART.**

The expression "**THE PROMOTER**" and "**THE PURCHASER/S**" shall, unless repugnant to the context or meaning thereof, mean and include their respective heirs, executors, administrators, representative, partners, successors, survivors and / or assigns etc.

WHEREAS Shri. Ramchandra Gana Kini and others have been the absolute and lawful owners of the landed property admeasuring 0H-6R-3P equivalent to 630 sq.meters bearing Survey No. 77/2/B/1, lying, being and situated at Revenue Village Mumbra, Thane (which property hereinafter in this Deed of brevity's sake is referred to as the "**SAID PROPERTY**" and which is more particularly described in the Schedule hereunder written).

AND WHEREAS the Ramchandra Gana Kini and others did sell absolutely to one Balkrushna Baban Jadhav the said property, as described in the Schedule I hereunder written for consideration vide a Sale deed registered on 22/09/1986 with the Sub – Registrar Thane being document Sr. No. 4495/1986.

AND WHEREAS by virtue of the Mutation Entry No. 922/667, the name of the said Balkrushna Baban Jadhav was mutated in the Record of Rights of the said property as owner and Kabjedar of the said property.

AND WHEREAS pursuant to the applications and proceedings initiated by the said Balkrushna Baban Jadhav with regard to the change of user of the said property, the said property was converted into Non-Agricultural land

from that of Agricultural land, vide Order No. MAHSUL/K-1/T-1/Mauje Mumbra / NAP / SR-168/2013 dated 28.07.2013 to the effect that the area admeasuring 472.63 sq.meters has been converted for residential purpose and area admeasuring 157.37 sq.meters for commercial purpose;

AND WHEREAS with an intention of the development of the said property, the Balkrushna Baban Jadhav herein, did engage the services of M/s. Builtform Architects of Kalwa Thane for getting sanctioned the plans and specifications for the development of and construction on the said property.

AND WHEREAS the said M/s. Builtform Architects of Kalwa Thane of the Vendor did submit the plans and proposal to the Planning Authority i.e. Thane Municipal Corporation Thane, for proposed construction over the said property as per provisions of Maharashtra Regional Town Planning Act, 1966;

AND WHEREAS the plans and specifications for the proposed construction were sanctioned by the Local Authority V.P. No. 9/0036/12/TMC/TDD/0859/13 dated 10/05/2013, on the terms and conditions so stipulated in sanction of the plan;

AND WHEREAS the Local Authority has also issued the Commencement Certificate bearing No. S09/0036/12/TMC/TDD/1057 dated 31.12.2013;

AND WHEREAS there has been issued a Certificate of Title dated 25/08/2014 by Advocate Mrs. Kalpana D. Deshpande by virtue of which certificate, the said Mrs. Kalpana D. Deshpande Advocate has certified and opined of the Title of said Balkrushna Baban Jadhav to the said property and his authority to develop the same being clear and marketable;

AND WHEREAS the Balkrushna Baban Jadhav being absolute and lawful owner of the said Property has been in actual use, occupation and possession of the same, without any hindrance or claims by person/s whomsoever and his Title to the said Property is clear and marketable, as is represented by him.

AND WHEREAS by reason of preoccupation and other business activities, the Balkrushna Baban Jadhav being unable to develop the said property and as such was disrours of assigning and transferring the said property alongwith the rights of development thereof for consideration;

AND WHEREAS the Promoters being in need of plot of land for themselves approached the Balkrushna Baban Jadhav for getting purchased the said property alongwith the rights of development thereof.

AND WHEREAS the Balkrushna Baban Jadhav agreed to sell, convey, assign, assure and transfer the said property and every part thereof along with the rights of development of the said property accrued to him vide V.P. No. S09/0036/12/TMC/TDD/0859/13dated 10/05/2013 for the consideration, to the promoters herein;

AND WHEREAS the parties having finalized the terms of transaction, entered into and executed a deed of conveyance dated 17/12/2015 and the same registered with S.R.O. Thane – 1 on same day i.e. 17/12/2015 being documents serial No. 11170/2015 and as such the said property has been conveyed by the said Balkrushna Baban Jadhav to the Promoters herein along with the rights of development thereof as aforesaid in accordance with the plant and specification sanction by the local authority vide **VP No. S09/0036/12/TMC/TDD/0859/13 dated 10/05/2016 and revised C.C. vide V.P. No. S09/0036/12/TMC/TDD/1709/16 dated 02.03.2016;**

AND WHEREAS the said owner has also executed an Irrevocable General Power of Attorney in terms of the said conveyance deed in favour of the Promoters thereby arming the Promoters with all the general and incidental powers relating to the said property and development and construction thereon;

AND WHEREAS there were caused to be published **Two Public Notices** by the Advocate Shri. S. Shamim Ahsan of Mumbra, Thane being Legal consultant of the Promoters herein, in English Daily namely **Loknayak** Marathi daily dated 08/05/2016; and Marathi daily, "**Maharashtra Jan Mudra**" dated 09/05/2016 thereby inviting from the public at large, objections, if any, for the proposed transaction of development and / or construction on the said property and issuance of certificate of title;

AND WHEREAS the said Advocate Shri. Shamim Ahsan did not receive any objection to the public notices referred to above within the time so stipulated therein or even thereafter.

AND WHEREAS there had been caused to taken the search of the said property in the office of the Sub-registrar of Assurances at Thane, for the period 30 years i.e. from 1986 to 2016, by Searcher Mr. Paresh Vishe, vide Application No. 6263 dated 22/04/2016.

AND WHEREAS the Said Paresh Vishe, the Searcher had filed the detailed **Search Report dated 22/04/2016** certifying therein that the said Property not being the subject matter of any encumbrance.

AND WHEREAS the services the Architect of M/s. Builtform Architects of Kalwa Thane having been retained by the Promoter herein for the purpose of Development of the said property as intended through the said Development Agreement;

AND WHEREAS the services of **Mr. Vinayak Chopdekar** of Thane, have been engaged by the Promoters herein for the **R.C.C. Consultancy** for the project.

AND WHEREAS the services of S. Shamim Ahsan Advocate were engaged by the Promoter herein for the purpose of legal consultancy for the project of Development of and construction on the said property;

AND WHEREAS the said S. Shamim Ahsan Advocate has, after compliance of other legal and technical formalities of issuance of Public notices, Search of the property and perusal of Record of Rights, permissions and authorizations referred to above, has issued a **Certificate of Title Deed 15/09/2016** in favour of the Promoter herein;

AND WHEREAS the Promoter have proposed to construct and complete the construction of "**Blue Moon**" consisting of flats and premises therein, on the Said Property in accordance with the plans and specifications sanctioned by the Local Authority i.e. Thane Municipal Corporation, which building hereinafter, in this Agreement, for brevity's sake is referred to as the "**SAID BUILDING**"

AND WHEREAS the Promoter have implement the initial development activities on the said property by giving practical effects to the intentions of the said Development scheme and completed work upto plinth level which was certified by TMC vide V.P. No. S09/0036/12/TMC/TDD/PCC/0612/16 dated 29.08.2016;

AND WHEREAS by reason of the afore cited and afore-described writings, between the Promoters and the Said Owners herein, the Promoters herein have the exclusive right to sell and dispose off the flats and premises of the Proposed buildings to the prospective purchasers, with the view

ultimately that the Purchasers of the premises of the proposed buildings shall form into themselves a Co-operative Housing Society, in whose favour the said Building along with the land beneath the same shall be caused to be conveyed and / or registered by the Owners herein;

AND WHEREAS the Purchaser/s demanded from the Promoters and the Promoters have given the inspection to the Purchaser/s, of all the documents of title relating to the Said Property and the Said Order of ULC, Sanctioned Plans, Designs and Specifications and such other documents as are specified under the existing enactment. The Real State (Regulation And Department) Act 2016 (hereinafter is referred to as "THE SAID ACT") and Rules made thereunder;

AND WHEREAS the Purchaser/s, upon inspection and scrutiny of the aforesaid documents, has / have satisfied himself / herself / themselves, about the right, title and authority of the Promoter herein, with respect of the Said Property and proposed construction thereon and the Purchaser/s also is / are satisfied of the rights and authority of the Promoter herein to sell Premises of the Proposed Buildings and to enter to and execute the present Agreement with her / him / them;

AND WHEREAS the Copies of the Property Card and other relevant revenue records, showing the nature of the title of the Promoter to the said Property on which the Flats and premises are constructed or are to be constructed and the copies of the Plans and Specifications of the Premises agreed to be purchased by the Purchaser/s, approved by the Local Authority, have been annexed hereto;

AND WHEREAS while sanctioning the said Plan the Local Authority has laid down certain terms, conditions, stipulations and restrictions, which are

to be observed and performed by the Promoter, while developing the Said Property and constructing the said Buildings and upon the observance and performance of which only, the Completion and Occupation Certificate in respect of the said Building/s shall be granted by the Local Authority;

AND WHEREAS the Purchaser/s has/have applied to the Promoter for allotment to the Purchaser/s **Flat No.** _____, admeasuring _____ **Square Feet (Carpet) area**, on _____ **Floor** of the said **BLUE MOON APARTMENT** building constructed on the said property;

AND WHEREAS prior to the execution of these presents, the Purchaser/s has / have paid to the Promoter a sum of Rs. _____/- (Rupees _____ Only) being Part Payment of Sale Premises agreed to be sold and / or allotted by the Promoter to the Purchaser/s as advance payment or deposit (the payment and receipt whereof the Promoter doth hereby admit and acknowledge);

AND WHEREAS under the provisions of Said Act, the Promoter is required to execute a Written Agreement For Sale of the Said Premises, to the Purchaser/s, being, in fact these presents and also to register the same under the Registration Act, in force, for time being;

NOW THEREFORE THESE PRESENTS WITNESSETH and it is hereby agreed and between the parties as follows:

1. The Promoters herein are executing the present agreement as per the obligation cast upon them by the provisions of The Real Estate (Regulation And Development) Act 2016 and shall perform their duties in accordance therewith.

2. The Purchaser hereby covenants with promoters to abide by the terms and provisions of the Act supra and shall always perform his / her / their part in accordance therewith.
3. Any delay or indulgence by the Promoter in enforcing the terms of this agreement or any forbearance or giving of time to the Purchaser/s shall not be construed as the waiver on the part of Promoter of any breach or non-compliance of any of the terms and conditions of this agreement by the Purchaser/s nor shall the same in any manner prejudice the rights of the Promoter under these presents or under law.
4. The Promoter shall construct the Buildings on the said property, consisting of flats / shops/ premises in accordance with the plans, specifications and designs sanctioned by the Local Authority, i.e. Thane Municipal Corporation, which are seen and approved by the Purchaser/s with such variations and modifications and / or amendments / revisions as the Promoter may deem necessary and proper and as per the directions of the local authority or any other public body or authority from time to time. The Purchaser/s hereby agree/s to such modifications, amendments and variations unconditionally and gives his / her / their express consent, for the same.
5. The Purchaser/s has / have seen the plans, specifications, designs, certificate, documents and other writing incidental and is satisfied and shall not raise any objection of whatsoever nature in this regard.
6. The Purchaser/s hereby agree/s to take and acquire the Said Premises which is more particularly described in the Schedule II hereunder

written, at and for the Price of **Rs.** _____/- (**Rupees**
_____ **Only**) which is
to be paid by the Purchaser/s to the Promoter in the following
manner :

- a. Rs. _____/- paid upon the execution of these presents (the
receipt whereof the Promoter herein do hereby admit and
acknowledge)
- b. Rs. _____/- On or before _____
- c. Rs. _____/- On or before _____
- d. Rs. _____/- On or before _____
- e. Rs. _____/- On or before _____
- f. Rs. _____/- On or before _____
- g. Rs. _____/- On or before _____
- h. Rs. _____/- On or before _____
- i. Rs. _____/- On or before _____
- j. Rs. _____/- On or before _____
- k. Rs. _____/- On or before _____
- l. Rs. _____/- On or before _____
- m. Rs. _____/- On or before _____
- n. Rs. _____/- On or before _____
- o. Rs. _____/- On or before _____

7. On the default of any installations being committed by the
Purchaser/s, this agreement shall, at the option of the Promoter,
automatically come to an end and the amount till then paid by the
Purchaser/s shall stand forfeited and the Purchaser/s shall have no
claim of whatsoever nature against the Promoter. It is expressly
agreed by the Promoter and the Purchaser/s that in respect of each of
the payments mentioned in Clause 3 above, is the time essence of

contract, upon termination of this agreement and forfeiture of amount/s as aforesaid or for non-observance of any of the terms and conditions hereof, or for any reason whatsoever, the Promoter shall be entitled to dispose off the said premises any other person or persons for such consideration and on such terms and conditions, the Promoter may in its sole discretion deem fit and proper and the Purchaser/s shall be having no claim of whatsoever nature against or in respect of the said premises. The Promoter, without prejudice, declare that it / they shall be entitled to recover interest @ 18% p.a. from the Purchaser/s on the sums and amounts paid after due date.

8. The Promoter shall deliver the possession of the said premises to the Purchaser/s on the completion of the said Building and on the Promoter getting completion / occupation certificate evidencing that the same is ready for the use and occupation, provided that the Purchaser/s shall have paid to the Promoter amount/s mentioned in Clause – 3 above and shall executed all such necessary papers and documents required to be executed by him / her / them for the formation of Co-operative Housing Society or any other Body or Association whatsoever which is for brevity's sake is referred to as "The Society" and has duly performed all the terms and conditions and obligations under this agreement.
9. Upon the delivery of such possession, the Purchaser/s shall be entitled to use and occupation of the said premises without any hindrance and claim at any time as to the quality of work in the said premises or building, against the Promoter. The Promoter accepts to deliver the possession of the said premises within a period _____ months from the date hereof subject however to the unavoidable circumstances and availability of building materials in proper time to complete the construction of the Building.
10. The Purchaser/s shall not use the said premises for any purpose other than the purpose for which it is allowed by the Promoter, Municipal and other authorities nor shall he / she / they use the same for any

purpose which may or is likely to cause nuisance or annoyance to the occupiers of the other premises and the neighboring properties, nor for any illegal or immoral purpose.

11. The fixtures, fittings and amenities to be provided in the said Building and in the said premises and the material to be used in connection therewith are as set out in the Schedule III hereunder written.
12. The Purchaser/s shall from the date of his / her / their taking possession, maintain the said premises at his / her / their own costs in a good and tenantable repairs and shall not do or cause to be done anything in or upon or to the said building or premises, staircase and passage which may be against the rules and regulations and bye-laws of the local authority, any other authority or of the society. Nor shall the Purchaser/s be entitled to change /alter or make any addition in the said premises or any part thereof. The Purchaser/s shall alone be responsible for the breach of any of the provisions contained herein.
13. Nothing contained in these presents shall be construed as a transfer, assignment, demise or conveyance of said land or any part thereof until an assignment of the Promoter's right, title and interest in the said piece of land together with the building thereon is executed and registered in favour of the said society or as the case may be to be formed herein above provided.
14. The Purchasers of all the premises of the said Building shall form into themselves a Co-Operative Housing Society, under the Maharashtra Co-Operative Housing Societies Act, 1960 and the Purchaser/s shall, in addition to the Purchase price, bear and pay the following charges to the Promoters
 - a. Rs. _____/- Share Money
 - b. Rs. _____/- Society Membership Fees
 - c. Rs. _____/- Water Connection Deposit

- d. Rs. _____/- Development Charges
- e. Rs. _____/- Advance Monthly Maintenance Charges
- f. Rs. _____/- Electricity Cable and Meter Charges
- g. Rs. _____/- Legal Charges

15. The Purchaser/s shall not raise any objection for common facilities and amenities to be used and availed by other Row Houses or Bungalow Premises being within the Complex on the Said Property and that he / she / they shall also not vary the external grills of the window for maintaining the uniformity of the design as declared by the Promoters. The Purchaser/s has / have also been given the specific understanding that he / she / they shall not allow any Pet animals within the Complex and shall also not allow themselves and / or their children to carry out the sports activities of cricket and / or such other sports that are likely to cause damage to the vehicles and / or premises and appurtenances thereto.
16. The Promoter shall execute or cause to be executed a Deed of Conveyance and / or Sale in favour of such society or federation of society, in respect of the said land together the building/s standing thereon. The name of society shall be "**BLUE MOON CHS**" and the same shall not be changed for any reason whatsoever.
17. The Purchaser/s agree/s and bind/s himself / herself / themselves to pay from the date of possession the proportionate share as determined by the Promoter, of all the outgoings in respect of the property including insurance tax, bills, salaries, common lights, sanitation, repairs, additions, alterations and all other expenses necessary and incidental to the general maintenance and upkeep of the said premises and said building. The aforesaid proportionate share shall be Rs. _____/- per month and the Promoter

reserves its right to enhance the quantum of the outgoings and the Purchaser undertake to pay the respective share by the 10th day of every month as per the British Calendar.

18. The Purchaser/s also agree/s to deposit the amounts as security deposits, if and when required by the Municipal authority for the water connection etc. with the Promoter within 7 days of the requisition so made.
19. The Purchaser/s also agree/s to pay the Municipal or other local body, the taxes and levy etc. when required.
20. The Purchaser/s shall be having no claim, except the premises hereby agreed to be acquired by the Purchaser, on all open spaces, terrace, parking place, lobbies and staircases etc. and the same shall remain in the property of the Promoter until the whole of the property is transferred to the society.
21. The Promoter shall always be at liberty to sell, assign or otherwise deal with their interest in the aforesaid piece of land or building subject to the rights of the Purchaser under this agreement.
22. It is agreed by the Purchaser/s that he/she/they shall not sell, transfer, alienate or part his possession of the said premises and shall not let, sub-let or lease his / her / their interest therein or part with the possession thereon or the benefit of this agreement or may part thereof to any other person or persons till all the dues to the Promoter as provided herein are fully paid and until the Purchaser/s has / have obtained the written consent of the Promoter to do so.
23. The Purchaser/s shall sign all the papers and documents and to do all other things as the Promoter may require to do from time to time in their behalf necessary for safe-guarding the interest of the Purchaser/s of the premises.
24. The Purchaser/s shall do or cause to be done all the acts, things and deeds in the matters of the formation of Co-operative Housing Society and he/ she/ they shall be binding himself / herself /

themselves to observe all the rules and regulations of the said society along with the other Purchasers of the premises of the said Building.

25. The Purchaser/s hereby covenant/s to keep the walls, partition walls, sewery, drains, pipes and appurtenants of the said building and the said premises in good and tenantable repairs and conditions and in particular so as to support shelter and protect the building and the said premises. He/She/They also further covenant/s not to chisel or damage the columns, beams, slabs, R.C.C. parthis and walls etc. and breach of this conditions by the Purchaser/s shall cause this agreement to ipso-facto come to an end and money/s paid by the Purchaser/s shall stand forfeited and the Promoter shall be at liberty to take the legal action criminal and / or civil against the Purchaser/s as it deem fit and proper.
26. The Purchaser/s shall at no time demand partition of his / her / their interest in the said building and / or the said premises, it being declared and agreed by the Purchaser/s that his/her/their interest in the said property is impartiable.
27. The Promoter shall have a right to make addition, raise stores or put up additional structure as may be permitted by the local authority and such addition / structure / stores etc. will be and shall be entitled to sell and deal with the same in any manner it determine at its sole discretion.
28. The Promoter shall in respect of any amount remaining unpaid by the Purchaser/s under the terms and conditions of this agreement, have the first and paramount lien and charge of the said premises agreed to be acquired by the Purchaser/s.
29. NOTWITHSTANDING anything stated to the contrary in these presents it is hereby EXPRESSLY agreed, declared and undertaken by the Purchaser/s that he / she / they shall immediately upon the Promoter informing by a letter / notice in writing that the said premises is ready for occupation, should take the possession of the

same within a period of 10 days from the date of letter / notice by paying the balance of the purchased price agreed to be paid by the Purchaser/s to the Promoter under these presents. If however, in the event of Purchaser/s failing or neglecting or being unable on any ground whatsoever to take the possession of the said premises as set out in the said letter of the Promoter, within the time stipulated therein, then these presents shall automatically stand terminated and / or cancelled without any further notice to the Purchaser/s. As regard to the amount/s paid by the Purchaser/s to the Promoter under these presents, the Promoter shall have an option either to refund the said amount/s without interest or to forfeit the same without prejudice to its other rights and remedies under these presents against the Purchaser/s. After expiry of the period set out in the said letter of the Promoter, the Promoter shall absolutely be entitled to dispose off or deal with the said premises as the Promoter may in its sole discretion deem fit and proper without any notice to the Purchaser/s in that behalf.

30. The stamp duty and registration charges including the fee of the Lawyer incidental to this agreement shall be borne by the Purchaser/s alone. The Purchaser/s has / have informed and represented to the Promoter that he/she / they shall pay the proper stamp duty as decided and fixed by the authority concerned, to this agreement for registration thereof. In the event of failure of the Purchaser/s to do so, the Promoter shall not be liable and responsible for any costs, consequences and action/s etc. The Purchaser shall also be liable to bear Service Tax, VAT or GST as applicable.
31. All the notices and correspondence to the Purchaser/s by the Promoter shall be deemed to have been served on the Purchaser/s if the same has been posted under Certificate of posting on the address supplied by the Purchaser/s as shown in the title of this Agreement.

32. That, the Extracts of title, other documents, plans etc. have been annexed to this Agreement and marked as Annexures exhibiting the name as "A", "B" and so on.
33. The Purchaser/s shall lodge this agreement for registration with the Sub-Registry, Thane at Thane and the Promoter will attend the Sub-Registry and admit the execution thereof after the Purchaser/s inform/s the Promoter the serial number and the date under which it is lodged. If the Purchaser/s fail/s to do so, the Promoter shall not be responsible for the non-registration of this Agreement. The Promoter has not intended the post-ponement of registration of this Agreement.
34. This agreement SHALL ALWAYS BE subject to the PROVISIONS OF THE REAL ESTATE (Regulation And Development) ACT 2016 or any other provisions of law applicable thereto.

SCHEDULE I OF THE PROPERTY

ALL THAT PROPERTY totally admeasuring 0H-6R-30 equivalent to 630 sq.meters bearing Survey No. 77/2/B/1, lying being and situated at Revenue Village Mumbra, Taluka and District Thane, within the limits of Thane Municipal corporation and within the Registration District and Sub-District of Thane and which is bounded as follows:

SCHEDULE II ABOVE REFERRED TO

ALL THAT PREMISES, being **Flat Premises bearing No. _____**, admeasuring _____ **Square Feet (Carpet) area**, on _____ **Floor** of Building "**BLUE MOON APARTMENT**" constructed on the said property, more particularly described in the Schedule I hereinabove written.

SCHEDULE III ABOVE REFERRED TO

The amenities to be provided to the said premises as agreed hereinabove, are as follows:

1. Main door will be flush door with sun-mica on side.
2. Entrance Door (Main) will be having magic-eye
3. Bathroom, W.C. and other doors will be nova-teak doors and oil painted.
4. Mosaic tiles in all the rooms
5. Full tiles upto beam level
6. Full glazed tiles in W.C.
7. Built-in platform with black kadappa stone, built-in sink and 4' dado in glazed tiles.
8. An Indian Type W.C. shall be provided
9. Electrical Points :
 - a. 2 L.P. and a plug in Living Room
 - b. One L.P. in Bathroom, W.C. and Passage each
 - c. One L.P. and Plug point in Kitchen
 - d. One L.P. and Plug point in Bed-Room
10. All doors and windows will have aluminium fittings and fixtures.
11. All the rooms will be given POP finished with Plastic Paint.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO
SET AND SUBSCRIBED THEIR HANDS AND SEALS TO THESE
PRESENTS ON THE DAY, MONTH AND YEAR FIRST
HEREINABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED **PROMOTER**
M/S. PRESTIGE DEVELOPERS
through its Partner
MR. ANIS RAZZAQ GAZIANI
in the presence of

- 1.
- 2.

SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED **PURCHASER/S**
MR/MRS. _____

in the presence of

- 1.
- 2.

SCHEDULE III ABOVE REFERRED TO

Common :

- Earthquake Resistance structure
- Elegantly designed entrance lobby with royal gate
- Branded high speed elevator
- Checkered tiled compound and parking spaces
- 24 hours advanced equipped security service

Individual Flat Amenities :

- Premium Quality vitrified flooring in all living rooms and bed rooms
- Quality strong Kota flooring in Kitchen
- Granite kitchen platform with quality dado tile with branded sink
- Anodized power quoted aluminium windows with quality glass and an extra panel with mosquito net and covered with external safety M.S. Grill in Flower bed.
- Reputed brand concealed copper wiring with modular high quality switches in sufficient quantities with miniature circuit breakers.
- Concealed plumbing of quality pipe
- All internal walls will be Gypsum finished with Plastic Paint with corner ceiling POP molding.
- Fully tiled designer wall tiles in all bathrooms and W.C.
- Reputed brand C.P. fitting with a storage water geyser in all bath rooms.
- High quality having laminate finished doors with branded fitting.

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RECEIPT

RECEIVED of and from the withinnamed Purchaser, a sum of
Rs. _____/- (Rupees _____
_____ Only) by way of Part payment of
consideration, as per these present.

We say Received
Rs. _____/-

**M/s. PRESTIGE DEVELOPERS
PARTNERS**

WITNESSES :

1)

2)