

AGREEMENT TO SELL

THIS AGREEMENT FOR SALE entered on this ----- TWO THOUSAND SEVENTEEN (-----2017) at Bangalore.

BETWEEN:

M/s. WINDSOR GARDENS PRIVATE. LIMITED., A company incorporated under the Provisions of Companies Act, 1956, Having its Regd. Office at: No.81, 36th Cross, 6th Main, 5th Block, Jayanagar, BANGALORE - 560 041. PAN. AAACW3001E.

Represented by Managing Director: **Sri. M. SRINIVASA RAO.**

Hereinafter called the "**SELLERS**" (Which expression wherever it so requires shall mean and Include all its administrators, executors, successors-in-interest and assigns etc.) OF THE ONE PART:

:IN FAVOUR OF:

Mr. -----

PAN: -----

Hereinafter called the "**PURCHASER/S**"(which expression wherever it so requires shall mean and include its successors and permitted assigns etc.,) OF THE OTHER PART:

WITNESSETH:

WHEREAS the Sellers above named are the owners of all that Property measuring 36 Guntas in Sy.No.1/4 of Kammanahalli Village, Begur Hobli,

Bangalore South Taluk and duly converted for non-agricultural residential purposes vide order bearing No.ALN.(SB) SR: 90/2010-11 passed by the Special Deputy Commissioner, Bangalore District, dated 20/11/2010 and presently bearing Municipal No.1/4 of Begur Ward NO.192 of Bangalore, in the records of Bruhat Bangalore Mahanagara Palike, more fully described in Schedule 'A' herein and hereinafter referred to as Schedule 'A' Property for convenience.

WHEREAS the Sellers further represent that they purchased the Schedule 'A' Property from their Vendors Sri.M.Krishnappa and others in terms of a Sale Deed dated 08/08/2011 registered as Document No.3792/2011-12 in Book-I and stored in C.D.No.BGRD100, in the Office of the Sub-Registrar, Begur and since then the Sellers started enjoying the Schedule 'A' Property as absolute owners and Khata of the Schedule 'A' Property stands in the name of the Sellers in the records of Bruhat Bangalore Mahanagara Palike vide Khata Certificate No 724/1/4 dated 14/02/2014 and they have paid municipal property taxes upto date.

WHEREAS the Sellers purchased the Schedule 'A' Property to develop into residential apartment buildings and accordingly secured a License and sanctioned plan from Bruhat Bangalore Mahanagara Palike vide L.P.No.BBMP/AD/JD/(TPS)0409/2012-13 dated 17/02/2014 for construction of a residential apartment building consisting of Two Basements, Ground and Fourteen Upper Floors and the Sellers identified the entire development as 'WINDSOR AMULYAM'.

WHEREAS the Sellers evolved a scheme of ownership of Residential apartments in 'WINDSOR AMULYAM' being developed in Schedule 'A' Property in terms of which any person desirous of owning an apartment is required to purchase from the Sellers the proportionate undivided interest in Schedule 'A' Property by entering into an Agreement to Sell with the Sellers, by virtue of which such Purchaser gets a right to get constructed the corresponding

apartment in 'WINDSOR AMULYAM' chosen by the Purchaser exclusively through the Sellers who will be referred to as Builders at relevant places. In the overall scheme each of the owners of the apartments in 'WINDSOR AMULYAM' will be proportionately holding undivided right, title and interest in Schedule 'A' Property and absolute right to the apartment got constructed by him/her/them in the aforesaid scheme forms basis of this Agreement.

WHEREAS the Purchaser/s herein after due verification and scrutiny being satisfied with the title of the Sellers to Schedule 'A' Property and with the scheme propounded by the Sellers and sanctions obtained by them, is/are interested in constructing and owning an Apartment described in Schedule 'C' herein in 'WINDSOR AMULYAM' to be built in Schedule 'A' Property and as per the scheme the Purchaser/s agreed to purchase the proportionate undivided share in Schedule 'A' Property from the Sellers more fully described in Schedule 'B' herein and Purchaser/s agreed to enter into an Agreement for Construction of even date for Schedule 'C' Apartment with Sellers in terms of the scheme stated above (hereinafter referred to as the "Agreement for Construction").

WHEREAS the Sellers have offered to Sell Schedule 'B' Property free from all encumbrances with right to build and own Schedule 'C' Apartment and the Purchaser/s accepted the said offer and agreed to purchase the Schedule 'B' Property free from all encumbrances with the right to build and own Schedule 'C' Apartment for consideration mentioned in Schedule 'F' below. The Sellers had agreed to convey Schedule 'B' Property subject to Purchaser/s complying with the terms and conditions of this Agreement and the Construction Agreement and payment to the Sellers all the amounts detailed in both the Agreements. Upon such sale in the overall scheme, the entire Schedule 'A' Property will be jointly owned and held by the owners of the

apartments in the building to be built therein each of them having a definite undivided share in the Schedule 'A' Property and absolute ownership to the respective apartments got constructed by them and limited ownership with right to use in common with others all the common amenities, areas and facilities, staircases, lifts, lobbies, passages, common garden, access, roads etc., within the Schedule 'A' Property and the apartment building.

NOW THIS AGREEMENT OF SALE WITNESSES AS FOLLOWS:

1).That in pursuance of the foregoing and in consideration of the mutual obligations undertaken by the Parties hereto and in consideration of the advance paid this day by the Purchasers, the Developer hereby agrees to sell and the Purchasers hereby agrees to purchase a **Three (3)** Bedroom Apartment bearing No. ----- in the Building known as "**WINDSOR AMULYAM**", which is more fully described in the Schedule 'C' hereto along ----- Sq. ft of super built up area, which includes ----- Sq.ft of built up area and ----- Sq. ft of common area., more fully described in the Schedule 'B' hereto and the Schedule 'B' and Schedule 'C' together hereinafter referred to as the "SCHEDULE PROPERTY", for a total sale consideration includes which amounts to **Rs.-----/-** (Rupees Eighty One Lakhs only) made up of **Rs.-----/-** (Rupees Only) towards the land cost and **Rs.-----/-** (Rupees Only) towards the Construction Cost, and **Rs.-----/-** (Rupees Only) towards Club, One Year Maintenance, Generator and BESCOM & BWSSB Deposits paid to Developer, subject to the terms, conditions and covenants herein contained;

2) The Purchaser has paid to the Developer a sum of **Rs.-----/-** (Rupees only), by way Cheque No_____ dated 29.06.2017 towards booking amount.

a. The Purchaser has paid to the Developer a Sum of **Rs.-----/-** (Rupees _____ only), by way RTGS No./Cheque No_____ dated __.07.2017

on the date of this agreement.. The receipt of which the vendors hereby accepts and acknowledges and agrees to pay the balance sale price of **Rs. - -----/-** (Rupees Only) as follows.

b. PAYMENT SCHEDULE :

Particulars	Percentage	Amount
On Booking	10%	
On Agreement		
On Completion of Foundation	7%	
On Completion of 1st Floor slab	7%	
On Completion of 3rd Floor slab	7%	
On Completion of 5 th Floor slab	7%	
On Completion of 7 th Floor slab	7%	
On Completion of 9 th Floor slab	7%	
On Completion of 11 th Floor slab	7%	
On Completion of 13 th Floor slab	7%	
On Completion of 15 th Floor slab	7%	
On Completion of Brick Work-Unit	7%	
On Completion Internal Plastering	5%	
On Completion External Plastering	5%	
On Completion of Flooring - Unit	5%	
On possession time	5%	
Total		

3. The Purchasers has been informed by the Developer and the Purchasers is fully aware that the payment on its due date is the essence of this contract and any delay or default in payment of the instalment on its due date would expose the Developer to several losses and as such the Purchasers herein undertakes to pay the aforesaid instalments on due dates or prior to

that and in the event the Purchasers fails to pay the aforesaid instalments on /within due date, the Developer at its sole discretion will be entitled either to terminate this agreement as stated hereinafter or permit the Purchasers to pay the defaulted instalment with interest at the rate of 1.5% per month for each months delay. However even after the Developer, having granted an opportunity to the Purchasers to pay the instalment with interest thereon, after 45 days of such default will be entitled to terminate this agreement despite the fact that the Developer extended the time to make payment by the Purchasers. The Purchasers further agrees that the Purchasers will not be entitled to take up the defence of waiver in case the Developer on the subsequent default of instalment and terminates this agreement;

3.A That if any delay in handing over the schedule "C" Apartment to the purchasers on the agreed date 31.12.2017 with grace period of 3 months, the developers shall pay @ Rs.3/- (Rupees Three only) per sq ft per month the possession is handed over to the purchasers.

(a) The deposits/or other charges or levies included in the sale consideration to be paid to the Bangalore Electric Supply Company Limited, Bangalore Water Supply and Sewerage Board, Bangalore Development Authority, Corporation of City of Bangalore or other Governmental/Statutory Authority and or any other Taxes (current or future) and Levies that may be applicable / payable to Central or State Government or any other authorities, betterment or other levies in regard to the Schedule 'C' Apartment and proportionate cost of Transformer/s, cable from the point provided by the Bangalore Electric Supply Company Limited to the transformer in the Schedule "A" Property and the panel board cost;

(b) The Purchasers shall also be liable to pay the Stamp Duty, Registration and legal charges in regard to the Schedule Property.

(c) The maintenance of the entire Multi-storeyed building shall be done by Developer and the Purchasers shall pay a maintenance charges at the rate of Rs.36/- per Sq.ft for a period of 12 months, payable in advance at the time of Registration of the Schedule 'C' Apartment.

4) The sale of the undivided share shall be to enable the Purchasers to own an Apartment as described in the Schedule 'C' hereto under the Scheme formed by the Vendors; and the Purchasers shall not seek partition or division or separate possession in respect of any portion of the Schedule 'A' Property under any circumstances;

5) The Developer shall hand over the Schedule "C" Apartment on 31st Dec 2018 with a grace time of 3 months. However the date stipulated for hand over of the Schedule 'C' Apartment is subject to variation on account of force majeure or acts of God or Government delays and other reasons which are beyond the control of the Developer. Though every effort will be made to obtain all necessary permissions, including electrical, sanitary and water connections within the stipulated date, no responsibility will be accepted by the Developer for delays in obtaining such connections, clearances, certificates from the Statutory Authorities. The Purchasers shall not be entitled to claim any damages/losses against the Vendors under any circumstances on this ground of delay;

6) The Purchasers shall also observe and abide by all the Bye-laws, Rules and Regulations prescribed by the Government, Corporation of the City of Bangalore, or any other Authority, in regard to Owner/Developer or enjoyment of the Schedule "C" Apartment and the Purchasers from the date of the notice by the Developer that the Schedule "C" Apartment is ready to be handed over, pay all taxes, rates and cesses in regard to the Schedule 'C' Apartment;

7) The Purchasers shall be entitled to the rights enumerated in the Schedule 'D' hereto and shall have the obligations enumerated in the Schedule 'E' hereto in regard to the Apartment and the enjoyment of the grounds, common areas and other matters connected therewith and the terms therein are part and parcel of this Agreement for Sale which shall also be part of the sale deed and the Purchasers shall also abide by the rules and regulation that may be found in the Deed of Declaration executed by the Vendors under the provision of the Karnataka Apartment Owner, Developership Act, 1972;

8) The Purchasers shall not put up any hoarding, name plates, graffiti etc., in places other than the area demarcated and allotted by the Developer or the Association in the Building;

9) The Developer shall have the exclusive rights to the Terrace Area of WINDSOR AMULYAM.

10) All letters, receipts or notices issued by the Developer dispatched under Registered Post Acknowledgement Due to the address of the Purchasers given in this Agreement will be sufficient proof of service thereof on the Purchasers and shall effectually discharge the Developer from the obligations to issue any further notice;

THE DEVELOPER COVENANT WITH THE PURCHASERS AS FOLLOWS:

1) That the sale of the Schedule Property in favour of the Purchasers shall be free from attachments, encumbrances, Court or acquisition proceedings or charges of any kind;

2) That the Owner, Developer is the absolute Owner, Developer of the Schedule 'A' Property and that there title thereto is good, marketable and subsisting and it has the power to convey the same;

3) That the Owner/Developer agree to do and execute or cause to be executed all acts, deeds and things, as may be required by the Purchasers, at the cost of the Purchasers, for more fully and perfectly assuring the title of the Purchasers to the Schedule Property including the sale document transferring the undivided interest directly from the Owner/Developer if the same had not been transferred in the name of the Developer at the time of execution of the final transfer deeds in pursuance to the terms contained in this instrument;

4) That the Owner/Developer will not convey to any person, any interest in the Schedule A Property and the Building, without incorporating the covenants and stipulations as are agreed to and undertaken between the Vendors and the Purchasers as per this Agreement;

5) That the Vendors will pay all taxes, rates and cesses in respect of the Schedule 'A' Property upto the date of sale or upto the date of the notice given by the Developer to the Purchasers intimating the date of hand over of the Schedule 'C' hereto, whichever date is earlier;

6) That the Developer has this day delivered a set of Photocopies of the Documents of title with regards to the Schedule 'A' Property as what is agreed to be conveyed is a smaller portion of the larger property. The original Documents shall be delivered to the Association of Owner/Developers when formed for the benefit of all the Owner/Developers;

7) The Owner/Developer has informed that the Building & Apartment shall have the specifications set out in Schedule "F" hereto.

THE PURCHASERS COVENANTS WITH THE OWNER/DEVELOPER AS FOLLOWS:

1) That the Purchasers shall not be entitled to claim conveyance of the Schedule Property until the Purchasers fulfils and performs all his obligations and completes all payments under this Agreement;

2) That the Purchasers will bear the cost of stamp duty and registration charges and legal expenses for conveying the Schedule Property in favour of the Purchasers;

3) That the Purchasers has inspected the documents of title relating to the Schedule 'A' Property belonging to the Owner/Developer and has entered into this Agreement after being satisfied about the title of the Owner/Developer to the Schedule 'A' Property and the Scheme formulated by the Owner/Developer.

4) The Purchasers shall not be entitled to transfer/assign the rights under this Agreement in favour of anyone else except with the prior written consent of the Owner/Developer and subject to payment of a fee as may be imposed by the Owner/Developer;

5) That the Purchasers will not hinder or obstruct the Owner/Developer from performing his obligations in respect of the Schedule "A" Property or any part thereof in any manner; nor will they hinder the use of the specified Garden Area/Terrace Area and Car Parking Areas allotted/ sold to the other Purchasers;

6) The right to use the club house which is fully owned and controlled by Windsor Edifices Private Limited. The said clubhouse is not a part of common area and the Windsor Edifices Private Limited will issue Membership cards to all the Purchasers of the Apartments in the Project to use the same. If Windsor Edifices Private Limited intends to lease or rent any portion of the club house for establishment of supermarket or any other business activity then, neither the residents Association nor the Individual purchaser of the Apartment have any right over the revenue generated by the Developer Company on such leasing or renting the property and the same belongs to the Developer Company absolutely.

CONSEQUENCES OF BREACH:

Subject to the right of the Developer to terminate this agreement in terms of clause 3A hereto, in the event of either party to this Agreement committing breach, the aggrieved party shall be entitled to enforce specific performance of this contract and also recover cost, expenses and losses incurred by the aggrieved party, as a consequence of such breach from the party committing breach.

ARBITRATION:

In the event of any dispute or difference arising between the Parties hereto in regard to any matter relating to or connected with this Agreement the same shall be referred to Arbitration in accordance with the Arbitration and Reconciliation Act 1996 and the decision of the Arbitrator shall be final and binding on both the Parties; the venue of Arbitration shall be Bangalore and the Courts at Bangalore shall have the jurisdiction in regard to this Agreement. Notwithstanding this clause in the event of this agreement being terminated due to clause 3 A above, this clause also shall stand terminated.

SCHEDULE "A"

All that Property measuring 00 Acres 36 Guntas in Sy.No.1/4 of Kammanahalli Village, Begur Hobli, Bangalore South Taluk and duly converted for non-agricultural residential purposes vide order bearing No.ALN.(SB) SR: 90/2010-11 passed by the Special Deputy Commissioner, Bangalore District, dated 20/11/2010 and presently bearing Municipal No.1/4 of Begur Ward NO.192 of Bangalore, in the records of Bruhat Bangalore Mahanagara Palike and bounded by:-

East	: Property bearing Sy.No.2;
West	: Road;
North	: Property bearing Sy.No.130/2; and
South	: Property bearing Sy.No.1/3.

SCHEDULE "B"

25.11% Undivided share, right, title, interest and ownership in Schedule 'A' Property (which comes to **372 Sq. Feet** of land share).

: SCHEDULE 'C':

(DESCRIPTION OF APARTMENT)

All that Residential Apartment No. ----- in Fourth Floor of '**WINDSOR AMULYAM**' to be constructed in Schedule 'A' Property and apartment measuring ----- **Sq. Feet of** super/built up area inclusive of proportionate share in common areas such as passages, lobbies, lifts, staircases and other areas of common use with **1 (One) Covered Car Parking** Space in the Basement Floor and the said Apartment is bounded by:

East By : Flat No.
West By : Entrance Lobby
North By : Open to Sky
South By : Open to Sky

SCHEDULE - 'D'
RIGHTS OF THE PURCHASERS

The Purchasers shall have the following rights in respect of the Schedule 'A' Property and the Building thereon:-

- 1) The right to own the Schedule "C "Apartment, for residential purposes only, subject to this Agreement;
- 2) The Purchasers and all persons authorised by the Purchasers (in common with all other persons entitled, permitted or authorised to a similar right) shall have the right at all times, and for all purposes, to use the staircase, passages, and common areas (except the earmarked respective Car Parking Spaces, the earmarked Garden Spaces allotted to the Ground Floor Apartment Holder. The earmarked exclusive areas shall, however, be available when necessary for attending to any repairs, maintenance and/or clearing overhead/underground water tanks;
- 3) The right to subjacent, lateral, vertical and horizontal support for the Schedule 'C' Apartment from the other parts of the Building;

4) The right to free and uninterrupted passage of water, gas, electricity, sewerage etc., from and to the Schedule 'C' Apartment through the pipes, wires, sewer lines, drain and water courses, cables, pipes and wires which are or may at any time hereafter be, in, under or passing through the Building or any part thereof by the Schedule 'A' Property;

5) The right to lay cables or wires for Radio, Television, Telephone and such other installations, in any part of the Building; however, recognising and reciprocating such rights of the other Apartment Holders;

6) The right of entry and passage for the Purchasers and Purchasers's Agents or workmen to other parts of the Building at all reasonable times after notice to enter into and upon other parts of the Building for the purpose of repairs or maintenance of the Schedule 'C' Apartment or for repairing, cleaning, maintaining or renewing the water tanks, sewer, drains and water courses, cables, pipes and wires causing as little disturbance as possible to the other Apartment Owner/Developers and making good any damage caused;

7) Only the Ground Floor Apartment Holders shall have the exclusive use of allotted Garden Space;

SCHEDULE - 'E'
OBLIGATIONS OF THE PURCHASERS

The Purchasers hereby agree, confirm and undertake the following obligations towards the Developer and other Apartment Owners:-

1) The Purchasers shall not at any time, carry on or suffer to be carried on in the Schedule 'C' Apartment, any noisy, offensive or dangerous trade or pursuit or which may be or become in any way a nuisance, annoyance or danger to the

Developer or the other Apartment Owners or occupiers of the other Apartments or the neighbours which may tend to depreciate the value of the said Apartment or any part thereof;

2) The Purchasers shall use the Schedule 'C' Apartment only for residential purposes;

3) The Purchasers shall give to the Owners of the other Apartments, the necessary vertical, horizontal and lateral support for their Apartments and reciprocate and recognise the rights of the other Apartment Owners in the Building as are enumerated in the Schedule 'D' above;

4) The Purchasers agrees that the Purchasers shall pay the maintenance charges regularly to the Developer / Organisation / Association of Owners formed for the purpose for the maintenance of the Building and such maintenance charges shall include all the amounts payable with regard to the common repairs, common interest, common maintenance, painting, etc., including maintenance of internal roads, compound walls and other amenities and facilities provided in the Building constructed on the Schedule 'A' Property. The Purchasers shall observe and perform all the rules and regulations that may be incorporated by the Developer / Organisation / Association of Owners;

5) The Purchasers will use all sewers, drains and water lines now in or upon or hereafter to be erected and installed in the Building in common with the other Apartment Owners and to permit free passage of water, sanitary, electrical lines, through and along the same or any of them and to share with the other Apartment Owners, the cost of repairing and maintaining all such sewers, drains and water lines as also the cost of maintaining and repairing all common amenities such as common roads, staircases etc., and to use the same as

aforesaid and/or in accordance with the Rules, Regulations, Bye-laws and terms of the Organisation to be formed by or among the Apartment Owners in the Building;

6) The Purchasers shall duly and punctually pay the proportionate share of Municipal Taxes, rates and cesses, insurance charges, cost of maintenance and management of the Building, charges for maintenance of services, like water, sanitation, electricity etc., salaries of the employees of the Organisation / Association of Owners and other expenses in regard to the Building as may be determined by the Developer / Organisation / Association of Owners, from time to time. The liability for such share shall commence from the date of notice for Apartment hand over, irrespective of whether the Purchasers take possession thereof or not;

7) The Purchasers will not put up any hoarding, name plates, sign-boards, graffiti etc., in place other than that demarcated and allotted by the Developer;

8) The Purchasers shall keep the common areas, open spaces, parking areas, passages, staircase, lobbies etc., free from obstructions and in a clean and orderly manner and shall not encroach on any common areas and rubbish/refuse shall not be thrown out of the Apartment anywhere;

9) The Purchasers shall keep the Apartment walls, drains, pipes and other fittings in good and habitable repair and condition and in particular so as to support and protect the parts of the Building, other than the Apartment of the Purchasers and shall carry out internal works or repairs as may be required by the Managing Committee of the Organisation / Association of Owners;

10) The Purchasers shall not make any additions or alterations or cause damage to any portion of the Building or the Schedule 'C' Apartment, and not change the outside colour scheme, outside elevation/facade/decor of the Building, otherwise than in a manner agreed to by the majority of the Apartment Owners;

11) The Purchasers shall not alter or subscribe to the alteration of the name of the Building, which shall be known as "WINDSOR AMULYAM";

12) The Purchasers shall not park any vehicles in any part of the Schedule 'A' Property, except in the parking area specifically allotted and earmarked for the Purchasers:

SCHEDULE " F "

Structure

- 1 Seismic Zone II complaint structure.
- 2 Concrete solid block masonry or equivalent.

Painting / Polishing

- 1 Interior: - Walls - plastic Emulsion, Ceiling – Oil bound Distemper
- 2 Exterior: - Acrylic paint
- 3 Enamel paint for MS Grill / Door Shutters.
- 4 Teak Surfaces, provided with Melamine polish.

Plastering

- 1 All internal walls are smoothly plastered with lime rendering.

Flooring

- 1 Designer Vitrified tiles for living, dining, all Bed Rooms and kitchen areas.
- 2 Non-skid tiles for all toilets and balconies.

Electrical

- 1 Fire resistant electrical wires of Anchor / Honeywell equivalent.
- 2 Elegant designer modular electrical switches of Anchor make / Honeywell or equivalent.
- 3 For safety one Earth Leakage Circuit Breaker (ELCB) for the flat.
- 4 One Miniature Circuit Breaker (MCB) for each room provided at the main distribution box within each flat.
- 5 Each flat will be provided with 5 KW power.
- 6 Full backup power for each flat (1.5KW).
- 7 TV points will be provided in Living room and in each Bedroom.
- 8 An exclusive Cable TV network will be provided (users to pay monthly charges).
- 9 Telephone points in Living room and in each Bedroom.
- 10 Provision for AC points in Living / Dining and all Bedrooms.
- 11 Provision for Broadband Internet connection.

Kitchen

- 1 Cladding with glazed tiles above kitchen platform location
- 2 Granite Kitchen Platform with Stainless steel sink
- 3 Provision For Aqua guard point in kitchen
- 4 Provision For Washing machine point in utility area
- 5 Provision for exhaust fan / electric chimney

Toilets

- 1 Glazed / Ceramic tiles dado up to 7 feet height
- 2 EWC and Counter washbasin in all toilets of Bravat make or equivalent

- 3 Hot and cold water mixer unit for shower of Bravat/Standard make or equivalent in all the toilets
- 4 Washbasin mixer in the Bedroom & common toilet
- 5 Health faucet will be provided in all toilets
- 6 Concealed Master Control Cock (Ball Valve) in each toilet from inside
- 7 Provision for geyser in all toilets
- 8 Large sized toilet ventilators made of powder coated Aluminium louvered with fixed glass with provision for exhaust fan.

Plumbing

- 1 All plumbing lines will be pressure tested
- 2 All water supply lines of CPVC / GI or other reputed make
- 3 Sewer lines will be of PVC of reputed make

Lifts

- 1 Two passenger lift of Otis make or equivalent will be provided as shown in the floor plans of each tower
- 2 Elegant ground floor lobbies with Vitrified Tiles and Granite tile in design
- 3 Lift and wall cladding in Granite /Vitrified Tiles

Main Door

- 1 High quality Engineered wood door frame and Shutter
- 2 BSTV designer door shutters, finished with Melamine Polish
- 3 Brass / Chrome hardware with night latch, safety rod and magic eye

Other Doors

- 1 High Quality Engineered wood frame and Shutter for all doors.
- 2 Commercial flush shutter for bedrooms with Enamel paint.
- 3 PV coated flush shutter with Enamel paint for toilets and terrace doors.
- 4 UPVC/Aluminium powder coated sliding doors and windows with plain glass and mosquito nets.

Back up power

- 1 1.5 KW backup power for each flat.
- 2 Backup power for common area.

Water Treatment Plant

- 1 For purifying water, it will be treated through an exclusive water treatment plant within the complex.

Common Amenities

- 1 Table Tennis
- 2 Billiards
- 3 Card room

Outdoor Games

- 1 Indoor Swimming pool
- 2 Basket Ball court
- 3 Jogging Track
- 4 Children Play Area

Health Club

- 1 Multi Gym
- 2 Sauna
- 3 Steam
- 4 Jacuzzi

Other Amenities

- 1 Party Hall with Pantry
- 2 Yoga Hall
- 3 Sprinklers in car parking areas

Security System

- 1 Round the Clock Security
- 2 Trained Security personnel to look after the entire project
- 3 CCTV coverage for security reasons (optional)
- 4 Fire hose, hydrants with emergency buttons at each floor and common areas

And all other amenities which are provided in common to all other flats in Windsor Scheme.

IN WITNESS WHEREOF the PARTIES herein have executed this AGREEMENT in the presence of the Witnesses attesting hereunder

WITNESSES:

1)

For WINDSOR GARDENS PRIVATE LIMITED

M. SRINIVASA RAO

Managing Director

OWNER/DEVELOPER

2)

(PURCHASER)

