

AGREEMENT TO SELL

This AGREEMENT TO SELL is executed here at Pune on this _____ day of _____ month of the year 2017,

between

M/s.**ASHA INFRA**, a registered partnership firm, having office at 1192, Kasba Peth, Sattoti Chowk, Pune: 411011, represented by its partners **JAYPRAKASH RAMRAO BUTTEPATIL**, aged about ____ years, occupation: business and **AJINKYA ASHOK YENPURE**, aged about ____ years, occupation: business,

...hereinafter called as the "**OWNER/ PROMOTER**", which expression shall, unless repugnant to the context or meaning thereof, mean and include their partners, their respective legal heirs, successors, survivors, executors, administrators and assigns, ...of the ONE PART,

and

aged about ____ years, occ: _____ residing at,

...hereinafter called as the said "**ALLOTTEE/S**", which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his/her/their heirs, executors, administrators and assigns, of the OTHER PART;

W H E R E A S,

- a. All that properties (i) City Survey No.1744/1A, admeasuring 82.4 sq.mt. and (ii) City Survey No.1745/1A, admeasuring 311.40 sq.mt., thus total 393.80 sq.mt., both situate at Peth Sadashiv of City of Pune, within the limits of Pune Municipal Corporation and Registration District Pune, Sub-Registration Taluka Haveli, more particularly described in the SCHEDULE-1 written hereto at the end, (for short, herein referred to as the said "**PROPERTY**"), is owned and

belonged to the Owner/ Promoter herein, having purchased the same from its erstwhile owners Babulal Baban Paigude and Jaywant Vithoba Mankar, vide Sale Deed dated 16.02.2015, registered in the office of the Sub-Registrar, Haveli No.1, at serial No.1336/ 2015 on the same day,

- b. thus the said Property is exclusive owned by the Owner/ Promoter herein, and except the Owner/ Promoter there is no other person are entitled to and have any right, title and interest thereto in the said Property,
- c. the said Property is in residential zone as per the Development Plan of Pune Municipal Corporation, has also since long been under non agricultural purposes of residence and also is being assessed as such,
- d. the Municipal Corporation of the City of Pune, also being authority under the Maharashtra Regional Town Planning Act, 1966, granted permission for and sanction to the plans and drawings for construction of the building consisting of ownership flats, on the said Property vide Commencement Certificate No._____, dated _____,
- e. while sanctioning the aforesaid plans and specifications, the Pune Municipal Corporation laid down certain terms, conditions, stipulations and restrictions, which are to be observed and performed by the Owner/ Promoter while developing the said Plot and constructing building thereon and upon due observance and performance of which only the completion or occupation certificate in respect of the building envisaged to be constructed thereon, shall be granted by it,
- f. the Owner/ Promoter desires to commence the construction of the proposed building having parking and 5 upper floors, in accordance with the said sanctioned plans comprising of independent units, commonly called as the "ownership scheme", on the said Property,

- g. the Promoter has appointed the Architects, Anand Kulkarni, registered with the Council of Architects, who prepared the building plans and also the Structural Engineer for providing structural consultancy for construction of the building,
- h. the Allottee/s have been the tenant since the year ____ in ____ rooms on the ground floor, admeasuring ____ sq.mt (____ sq.ft) or thereabout, built up, particularly described in the SCHEDULE.II written herein (hereinafter referred to as the said "**TENANTED PREMISES**") paying monthly rent of Rs.____/- (____ only), inclusive of all municipal taxes as applicable, the rent receipts of which however, is being issued in the name of Allottee/s,
- i. the Allottee/s having agreed to co-operate with the Owner/ Promoter, with a view to facilitate construction of the building on the said Property, the Owner/ Promoter agreed to sell the residential Flat/ Shop/ Office, more particularly described in the SCHEDULE.III written herein (hereinafter referred to as the said "**UNIT**") at a concessional price of Rs.____ (Rupees _____ only), to and in the name of the Allottee/s,
- j. the Allottee/s assured the Promoter and the Owner that on grant of possession of the said Unit by the Owner/ Promoter to the Allottee/s, all his/ their rights as the tenant of the said Tenanted Premises shall merge with the ownership rights to the said Unit and shall come to an end,
- k. the Allottee/s hereby declares and assures unto the Owner/ Promoter that the Allottee/s is the tenant of the said Tenanted Premises and except the Allottee/s, other person/s do not have any rights, title, interest and claims of whatsoever in the same and further indemnifies the Promoter from any claims and litigations and/ or losses/damages/ risk and responsibility arises there from, with cost and consequences thereof,

- l. the Allottee/s took inspection of all documents of title relating to the said Property, development rights of the Owner/ Promoter, the plans, designs, specifications and all other documents as are specified under the Maharashtra Ownership Flats Act, 1963 and the Rules made there under and/ or any other statutes, as may be applicable,
- m. the copies of authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments are constructed or are to be constructed, plans of the Layout as approved by the concerned Local Authority, have been annexed hereto and marked as Annexure 'A', 'B', 'C' respectively,
- n. under Section 13 of the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "**RERA**") and the Rules and Regulations made thereunder, the Promoter is required to execute a written agreement for allotment of the said Unit to the Allottee/s, being in fact these presents and also to register the same under the provisions of the Registration Act, 1908.

NOW THIS AGREEMENT TO SELL WITNESSETH:

1. The Owner/ Promoter shall construct the said building/s consisting of parking and five upper floors on the project Property in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

Provided that the Owner/ Promoter shall have to obtain prior consent in writing of the Allottee/s in respect of variations or modifications which may adversely affect the said Unit of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

2. Relying on the assurances given by the Allottee/s as aforesaid, the Owner/ Promoter hereby, agrees to transfer by sale, or otherwise convey, absolutely, all that proprietary rights and/or restricted/ common facilities if any, relating to and in respect of the

Residential Flat/ Shop/ Office No.	
Area	___ sq.mt. (___ sq.ft) carpet (inclusive Balcony, admeasuring ___ sq.mt. (___ sq.ft.)
Nature	Residential/ Commercial
Floor	

in the building being constructed on the (i) City Survey No.1744/1A, admeasuring 82.4 sq.mt. and (ii) City Survey No.1745/1A, admeasuring 311.40 sq.mt., thus total 393.80 sq.mt., both situate at Peth Sadashiv of City of Pune, within the limits of Pune Municipal Corporation and Registration District Pune, Sub-Registration Taluka Haveli, more particularly described in SCHEDULE-2 written herein and delineated in the floor map annexed herewith (hereinafter referred to as the said "**UNIT**"), unto the Allottee/s, and the Allottee/s shall purchase the same from the Owner/ Promoter, in terms hereof, for and at the concessional price of Rs._____ (Rupees _____ only), paid upon execution hereof and agreed to pay as hereinafter mentioned, , in full accord and satisfaction.

2.
(a)

In consideration thereof, the Allottee/s paid and/or agreed to pay the said amount of Rs._____ (_____ only) to the Promoter and the Promoter accepted and/or agreed to accept the said amount of consideration from the Allottee/s as follows:

Amount (Rs.)	Particulars
	Paid by the Allottee/s to the Promoter, vide Cheque No._____, dated _____, drawn on _____, receipt whereof, is hereby acknowledged by the Promoter
	To be paid by the Allottee/s to the Promoter, at the time of commencement of plinth work of the building
	To be paid by the Allottee/s to the Promoter, at the time of commencement of 1 st slab of the building
	To be paid by the Allottee/s to the Promoter, at the time of commencement of 2 nd slab of the building
	To be paid by the Allottee/s to the Promoter, at the time of commencement of 3 rd slab of the building
	To be paid by the Allottee/s to the Promoter, at the time of commencement of 4 th slab of the building
	To be paid by the Allottee/s to the Promoter, at the time of commencement of 5 th slab of the building
	To be paid by the Allottee/s to the Promoter, at the time of commencement of plaster of the said Flat
	To be paid by the Allottee/s to the Promoter, at the time of commencement of the finishing works of the said Flat
	To be paid by the Allottee/s to the Promoter, at the time of delivery of possession of the said Flat
	Total

(b) The price of the said Unit agreed to herein is concessional one, since the Allottee/s has been a tenant in the said Tenanted Premises hereinbefore mentioned and since the Allottee/s agreed to co-operate with the Promoter with a view to facilitate construction of the building on the said Property.

- (c) In case of default committed by the Allottee/s in payment of the amount as and within the time agreed, the Promoter shall be entitled to claim interest @ 18% per annum from the due date till the actual receipt thereof, without prejudice to the right of the Promoter to terminate this agreement by giving thirty days notice, in which case, however, the Allottee/s shall be entitled to the refund of the amount of the consideration till then paid, after disposal of the said Flat by the Promoter and receipt of the amount from such disposal atleast equal to the amount to which the Purchaser is entitled for the refund.

3.

- (a) The Promoter shall complete the construction of the said Unit and the building in accordance with the sanctioned/ revised sanctioned building plans and specifications, fixtures, fittings, amenities and right to common facilities, as agreed to, and mentioned/ enumerated in ANNEXURE herein.
- (b) The Allottee/s hereby however, grants its consent to change/ modification/ alteration of building plans in case the same is required to be done under any rule, regulation, enactment in force or to be enforced or in case the same is felt required by the Promoter, without prejudicing the construction of the said Unit as agreed to be purchased by the Allottee/s, without the consent of the Allottee/s in writing.
- (c) The Floor Space Index(FSI)/ Floor Area Ration(FAR) available in respect of the said Property is as per the Development Control Regulations, 1982, of the Municipal Corporation of the City of Pune, only as per development rules, and no part of the said FSI/FAR has been utilized by the Promoter anywhere.
- (d) The Promoter shall have preferential /pre-emptory right to utilize the residual or available FSI/FAR or the one increased by reason of any rule/ regulation/ enactment or the additional one granted and/or allowed thereunder in respect of or relating to or on the said Property, and/or the one which could be availed from the

market by way of TDR, to which the Allottee/s hereby agrees and shall always be deemed to have agreed.

- (e) The Promoter shall complete the construction of the said Unit as agreed to herein within a period of ____ (_____) months from the date of execution hereof/ actual commencement of construction work of the said Building as per the sanctioned building plans, shall deliver the possession thereof, to the Allottee/s, in terms hereof, on or before _____.
- (f) The period of delay caused in completion of the construction of the said Unit on account inter alia of (i) non availability of building material such as steel, cement, water, electricity, labour problem, (ii) war, civil commotion, strike, hartal, bandh, act vis majore, (iii) any other reason/cause, beyond the control of the Promoter, shall not be calculated/included in the period for grant of possession of the said Unit agreed herein.
- (g) At the time of delivery of possession of the said Unit, the Allottee/s shall, if required, also execute such other documents such as Possession Receipt, indemnity, declaration, undertaking, etcetera, as might be called upon by the Promoter.
- (h) Within one years, from the date of handing over of possession of the said Unit to the Allottee/s, if any material or structural defect, is found out to have been done or caused by the Promoter therein, the Promoter wherever possible, shall be bound to rectify/ remove/ alter/ remedy the same, entirely at the cost of the Promoter.
- (i) Notwithstanding anything contained anywhere in this agreement, under no circumstances the Allottee/s shall be entitled to possession of the said Unit, unless the Allottee/s shall have paid the entire amount of consideration and other dues as agreed to herein, to the Promoter.

4. Notwithstanding anything contained anywhere in this agreement,
- (a) the Allottee/s shall vacate and handover possession of the said Tenanted Premises to the Promoter, within 15 days from the date of execution of this agreement,
 - (b) the Promoter shall make arrangement for alternate accommodation for the said Allottee/s and shall pay the monthly rent, deposit of such alternate accommodation of the Allottee/s till the possession of the new Residential flat is handed over by the Promoter to the Allottee/s,
 - (c) the tenancy of the Allottee/s shall come to an end on delivery of possession of the said Flat by the Promoter to the Allottee/s.
 - (d)
- 5.
- (a) The Allottee/s along with other purchasers of the Flats in the said scheme/ building shall be deemed to have become the member of the Condominium, proposed to be brought in existing by submitting the said Property, together with the building thereon, to the provisions of the Maharashtra Apartment Ownership Act, 1970,
 - (b) The contents, granting of undivided share based on proportionate area of the said Unit to the entire area of the said Property/ building, all other particulars of the Declaration, Bye-laws, Rules and Regulations of such organization as would be provided for and framed in the entire discretion of the Promoter, shall always be binding upon the Allottee/s.
 - (c) The Promoter shall, subject to being prevented by any cause, within a period of 12 months from the date of disposal of all the Flats in the said scheme/ building or completion certificate, whichever is later, form such organization.

- (d) The Promoter shall execute the required indenture of transfer relating to the said Apartment in the nature of sale or otherwise convey, the said Apartment along with undivided share contemplated under the provisions of the RERA/ MAOA based on the proportion of said FAR/ FSI to the area of the said Unit and also along with the exclusive right/ area and restrictive facility; if any, within a period of twelve months from the date of Completion Certificate granted by the PMC in respect of the entire building and/ or disposal of all the Flats, whichever is later.

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- (a) The Allottee/s shall use the said Unit for the residential purposes, and for the purposes permissible in law and the Allottee/s shall not use nor allow any other person to use the said Unit for any other purposes.
- (b) The Allottee/s shall maintain the said Unit at their own cost in good repairs and condition from the date of grant of possession of the said Unit is taken and the Allottee/s shall not do or cause to be done anything in or to the building in which the said Unit is situated, staircase or any passage which may be against the rules, regulations or bye-laws of the organization or Pune Municipal Corporation or any other statutory or other authorities. The Allottee/s shall also not change/alter or make addition in or to the building in which the said Unit is situated and the said Unit itself or part thereof.
- (c) The Allottee/s shall not store in the said Unit any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building or which are against the rules, regulations, bye laws of the said organization, statutory or other authorities. Any damage so caused by act or omission on the part of the Allottee/s to the said Unit or other Flats in the building or the building or any part thereof, shall entirely be at the risk as to cost, consequences, damages of such Allottee/s.

- (d) The Allottee/s shall carry at their own cost, all internal repairs to the said Unit and shall keep the said Unit in good and habitable condition and shall not demolish or cause to be demolished by act or omission, the said Unit or any part thereof nor at any time make or cause to be made any addition or alteration of whatsoever nature in or to the said Unit or any part thereof, nor any alteration in the elevation and outside colour scheme of the building and shall keep the appurtenances thereto in good repairs and conditions and in particular, so as to support, shelter and protect the other parts of the building and shall not chisel or in any other manner damage or cause to be damaged by act or omission the columns, beams, walls, slabs or R.C.C. Structure or other structural members in the said Unit / building without the prior permission of the Promoter / said organization.
- (e) The Allottee/s shall not do or permit to be done any act or thing which may render void or voidable any insurance of the said Property/ building or any part thereof, whereby any increased premium shall become in respect of the insurance.
- (f) The Allottee/s shall not throw any dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Unit in the compound or any portion of the said Property and the building or any part thereof.
- (g) The Allottee/s shall also observe all other terms/ conditions/ directions/ rules/ notifications issued, enforced, circulated under any statutes, rules, orders, bye-laws by any authority or by the said organization for "use" of the Flat in the building or the said Property or any part thereof.
- (h) All charges, levied or demanded from the Allottee/s, after the date of Completion Certificate in respect of the said Unit, by the Promoter/ by the said organization, for maintenance of the common area and facility, electricity, water, drainage, sewage, passages, gardens, repairs thereof, or any part thereof, and such other charges shall be paid by the Allottee/s in the ratio as may be determined by the Promoter or the said organization, as the case

may be, forthwith. Any default therein, shall entitle the Promoter or the said organization, as the case may be, to claim reasonable interest, without prejudice to the right of the Promoter, to treat the same as default and breach of this agreement and to take actions for the same.

- (i) The Allottee/s shall bear and pay and shall be liable always to bear and pay all such amount levied as property tax/ cess/ charges/ duties on the said Flat and on the said building proportionately or the fixtures and fittings therein, by the local authority or any other authority under any statute/ rules/ regulations/ notifications/ orders/ contracts, from the date of the Completion Certificate, in respect of the said Flat.
- (j) In addition to the agreed consideration of the said Flat, the Allottee/s agrees to bear and pay the expenses for installation/ transfer of the electricity meter and other expenses, so also the VAT, Service Tax and such other taxes, cess, charges and levies relating to the said Unit and the Promoter shall not be liable to pay the same.
- (k) The Allottee/s shall also deposit with the Promoter, one time maintenance charges, in any case, prior to claiming/ grant of possession of the said Flat, if and as may be decided by the Promoter, for better and prompt maintenance of the complex.
- (l) The expenses such as stamp duty, registration fees, in respect of this agreement, conveyance or any other document required to be executed in respect of and relating to the said Unit and/or the transaction under this agreement shall entirely be borne and paid by the Allottee/s.

7.

- (a) Nothing contained in this agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Unit or of the said Property and the building or any part thereof. The Allottee/s shall have no claim save and except in respect of the

said Unit hereby agreed to be sold to the Allottee/s and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces, etcetera, will remain the property of the Promoter until the said Property and the building save and except any part thereof is reserved by the Promoter is transferred to the Purchasers or the said organization by filing and registering the declaration as herein before mentioned. The Promoter shall be entitled to dispose of such open space, terrace, parkings, hoarding space, garden space, lobbies, canopies *et cetera* to any Flat Allottee/s for which the Allottee/s hereby grants and is always deemed to have granted the consent.

- (b) Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this agreement or any forbearance or giving of the time to the Allottee/s by the Promoter for anything, shall not be construed as waiver or acquiescence on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this agreement by the Allottee/s nor shall the same prejudice the rights of the Promoter.
- (c) The Allottee/s shall without the written permission of the Promoter, let, sublet, transfer, convey, mortgage, charge, assign or in any way encumber or deal with or dispose of the said Unit, terrace and/or parking nor shall assign this agreement to any person unless the entire agreed payment here under is made by the Allottee/s to the Promoter.
- (d) The Allottee/s shall permit the Promoter and its surveyors or agents with or without workmen and other, at all reasonable times to enter into the said Unit or any part thereof and to make good any defects found in respect of the said Unit or the entire building or any part thereof.
- (e) The Promoter shall have right to raise loan on the security of its rights or on the said Property other than the said Unit which is hereby agreed to be sold to the Allottee/s. The Developer also does not have any objection for the Purchaser to obtain any loan or borrowings by creating the charge and/or mortgaging the right

under this agreement or the said Unit to any financial institutions, banks *et cetera* for purchasing of the said Unit.

- (f) In the event of any organization as agreed being formed and registered before the sale and disposal of all the Flats in the building, all the powers and authorities and rights of the Flat purchasers herein shall be always subject to the rights of the Promoter under the agreements entered into by the Promoter with the purchasers, development rights of the said Property of the Promoter, right to dispose of unsold Flats and all other incidental, ancillary and supplementary rights.
8. The Allottee/s shall present this agreement at the office of the Sub-Registrar, Haveli for registration within the time prescribed by the Registration Act and upon intimation thereof by the Allottee/s, the Promoter shall attend such office and admit execution thereof.
9. All notices to be served on the Allottee/s as contemplated by this agreement shall be deemed to have been duly served if sent to the Purchaser by certificate of posting at her address written hereinbefore first.
10. It is also understood and agreed by and between the parties hereto that the Promoter shall be at liberty to sell, transfer, convey/ garden space, parking space and terrace space in the said building to any person/s of his choice and the same shall belong exclusively by the concerned Allottee/s and the such Allottee/s shall be entitled for exclusive use of the said garden space, parking space, terrace space, as the case may be, other than the one agreed to be sold in this agreement.
11. Until all the payments inclusive of the amount of consideration, in respect of all the apartments building/ property is received by the Promoter, the Promoter shall have all the rights subsisting under this and such agreement.

8. Notwithstanding anything contained anywhere in this agreement,
- (a) until all the payments inclusive of the amount of consideration, in respect of all the Apartments/ building/ property is received by the Promoter, the Promoter shall have all the rights subsisting under this and such agreement,
- (b) the tolerance in the area of the said Unit shall only be to the extent of 5% of the area of the said Unit as mentioned in this agreement, and the Promoter shall be entitled to claim additional consideration or liable to reduce the agreed consideration, as the case may be, in proportion to the area with the consideration agreed to herein, in case the difference in the area is more than the said tolerance.
9. Except otherwise mentioned and provided herein, this agreement shall always be subject to the provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 r/w The Real Estate (Regulation & Development) Act, 2016 and the rules made there under.

STAMP DUTY PARTICULARS:

Location:

The said Property is located in Sadashiv Peth of City of Pune, as mentioned at Serial No.2/48 of the Ready Reckoner prescribed by the Town Planning and Valuation Department, Pune, being rate of Rs.80,040/- per sq.mt.

Area:

Residential Unit _____ sq.mt. built up

Tenanted Premises _____ sq.mt. built up

Prescribed Value:

Area of Tenanted Premises:

Land Cost Monthly Rent Rs.____ inclusive of taxes x
120 = Rs.____ Construction ____
sq.mt. x Rs.____ construction cost =
Rs.____

New construction ____ sq.mt x Rs.____ = Rs.____

Prescribed value Rs.____

Agreed Price: Rs.____

Stamp affixed: Rs.____

0-0-0-0-0

SCHEDULE-I
(description of the said "PROPERTY")

All that All that properties (i) City Survey No.1744/1A, admeasuring 82.4 sq.mt. and (ii) City Survey No.1745/1A, admeasuring 311.40 sq.mt., thus total 393.80 sq.mt., both situate at Peth Sadashiv of City of Pune, within the limits of Pune Municipal Corporation and Registration District Pune, Sub-Registration Taluka Haveli, and which are collectively bounded as under:

- East - City Survey No.1745/1B
- South - City Survey No.1744/1A
- West - Road
- North - City Survey No.1745/1B

together with easment, ingress, egress, pathways, incidental, ancillary and consequential rights

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SCHEDULE-II

(description of the said “Tenanted Premises”)

All that four rooms on the Ground floor, admeasuring _____ sq.mt (_____ sq.ft) or thereabout, built up, in the old building on the property bearing i) City Survey No.1744/1A, admeasuring 82.4 sq.mt. and (ii) City Survey No.1745/1A, admeasuring 311.40 sq.mt., thus total 393.80 sq.mt., both situate at Peth Sadashiv of City of Pune, Pune, particularly described in the SCHEDULE-I above.

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SCHEDULE-III

(description of the said “FLAT”)

All that

Residential Flat No.	
Area	____ sq.mt. (____ sq.ft) carpet
Floor	
Nature	Residential
Exclusive Facilities:	
Parking	____ sq.mt. (____ sq.ft) carpet

in the building being constructed on the property bearing i) City Survey No.1744/1A, admeasuring 82.4 sq.mt. and (ii) City Survey No.1745/1A, admeasuring 311.40 sq.mt., thus total 393.80 sq.mt., both situate at Peth Sadashiv of City of Pune, within the limits of Pune Municipal Corporation and Registration District Pune, Sub-Registration Taluka Haveli, together with the fixtures, fittings, water/ drainage lines, common, incidental and ancillary rights thereto.

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SPECIFICATIONS

- STRUCTURE

- *RCC framed earthquake resistance structure.

- *Internal 4" & External 6" thick light weight blocks/fly ash blocks for masonry work

- *Sand face plaster on external walls

- *Sponge plaster with smooth coating of gypsum /supermix/equivalent material on internal walls with POP for ceiling.

- *Decorative building elevation with require projections as per design

- FLOORING

- *2 x 2 Vitrified Tiles flooring in all Rooms.

- *Natural Stone Flooring in Staircase & Lobbies

- *Decorative Paving Blocks for Drive way & Walk way

- KITCHEN

- *Granite top Kitchen platform with S.S. sink.

- *Ceramic dado tiles up to lintel level for kitchen.

- *Provision for exhaust fan

- DOORS & WINDOWS

- *Main door with decorative lamination and all necessary fittings

- *Waterproof flush doors with plywood door frame & fittings for other rooms

- *3 track Powder coated aluminum windows with MS grill

- *Waterproof Doors for Toilets with powder coated fittings

- TOILETS

- *Concealed Plumbing with Chromium plated Accessories & Sanitary wares with necessary fittings.

- *Provision for exhaust fan for toilet window,

*Antiskid designer base tiles in bathroom and Ceramic Tiles Dado up to Lintel Level.

- INTERNAL FINISHING & PAINTING
 - *Oil Bond Distemper for Internal Walls
 - *oil paint for door & MS Work
- EXTERNAL PAINTING
 - *Durable Acrylic Paint
- WATER TANK
 - RCC under Ground & Over head water tank with adequate capacity as per Architect design with auto water level controller.
- WATERPROOFING
 - *Chemical water proofing for toilet sunks & attach terrace
 - *Brick bat Koba for top terrace
- ELECTRIFICATION
 - *Concealed wiring with modular switches.
 - *3.5 points in each room.
 - *1 power point in kitchen , bathroom, toilet.
 - *Provision of Electric point for Exhaust Fan for Bathroom
- OUR SPECIAL FEATURES
 - * branded lift with battery back up.

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In witness whereof the parties hereto have signed, sealed and delivered to each other this agreement on the date and place hereinbefore first mentioned.

M/s.Asha Infra through its partner Jayprakash Ramrao Buttepatil/Ajinkya Ashok Yenpure (Promoter)	
Photograph	Signature & LHTI
_____ (Allottee/s)	
Photograph	Signature & LHTI
witnesses	