

## AGREEMENT FOR SALE

**This Agreement** is made at Panvel on this \_\_\_\_ day of \_\_\_\_\_ in the year Two Thousand and Twenty-Four.

BY AND BETWEEN

### **SUPREME HOLDINGS & HOSPITALITY (INDIA) LIMITED**

PAN No.: AABCS9242A

CIN: L45100PN1982PLC173438

A Company incorporated under the provisions of the Companies Act, 1956 deemed to have been incorporated under the provisions of the Companies Act, 2013, having its registered office at Office Nos. 510 to 513, 05<sup>th</sup> Floor, Platinum Square, Shri Satpal Malhotra Marg, Nagar Road, Pune - 411 014, hereinafter referred to as "**the Promoter**" (Which expression unless repugnant to the context or meaning thereof shall mean and include its officers, administrators, successors or permitted assigns) through its **Managing Director, Mr. Vidip Jatia**.

...of the First Part

AND

\_\_\_\_\_, Age \_\_\_\_ years, having PAN No. \_\_\_\_\_,

Address: \_\_\_\_\_.

hereinafter referred to as "**the Purchaser/s**" (which expression shall unless repugnant to the context or meaning thereof mean and include his/her/its/their heirs, executors, administrators and permitted assigns).

...of the Second Part.

### 1. **RECITALS**

- 1.1 Orion Trust was the Owner and in possession of all that piece and parcel of the Lands viz: Gat No. 17/4 admeasuring 17 Gunthas equivalent to 1700 Square Meters situated at Village Chipale Taluka Panvel, District Raigad, Maharashtra, Gat No. 41/2 admeasuring 19 Gunthas equivalent to 1900 Square Meters, Gat No. 41/3 admeasuring 09 Gunthas equivalent to 900 Square Meters, 41/5 admeasuring 12 Gunthas equivalent to 1200 Square Meters situated at Village

Purchaser's Initials

Promoter's Initials

Bhokarpada (Chipale), Taluka Panvel, District Raigad, Maharashtra, in aggregate which admeasures 57.00 Gunthas equivalent to about 5700 Square Metres herein after referred to as the 'Original Land' and is more particularly described in **Schedule 'I-A'** to this Agreement ("**the Original Land**");

- 1.2 City and Industrial Development Corporation of Maharashtra Limited (CIDCO), Navi Mumbai Airport Influence Notified Area (NAINA) acquired the said Original Land under TPS-2 Scheme and in lieu of Arbitration proceedings and affidavits submitted by "ORION Trust", CIDCO (NAINA) vide its letter dated 12th May 2023 bearing no. CIDCO/MU.BHU. V BHU.A.(NAINA)/2023/786, CIDCO NAINA allotted Final Plot No. 283 to "ORION Trust" ('the said Property) and is more particularly described in **Schedule 'I-B'** to this Agreement ("**the Property**");
- 1.3 Orion Trust approached the Planning Authority, CIDCO (NAINA), and the Planning Authority has sanctioned the building Plans for the Building to be constructed on the Property. A copy of the commencement certificate and the sanctioned building Plans of the Building is annexed herewith and marked as **ANNEXURE A:**
- 1.4 "ORION Trust" vide Deed of Conveyance dated 26th September 2024 duly registered at the office of Sub-Registrar of Assurances at Panvel bearing document no.\_\_\_\_-\_\_\_\_-\_\_\_\_, sold the Original Land to the Promoter. Accordingly, the Promoter has got ownership right, title and interest in the Original Land and in lieu of the same the Promoter has got ownership right, title and interest in Final Plot No. 283 allotted by the Planning Authority CIDCO NAINA ("**the Property**");
- 1.5 The Promoter is entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove;
- 1.6 The Promoter is in possession of the project land;
- 1.7 The Promoter proposed to construct at least 1 building on the Property consisting of Ground plus 11 Upper Floors or more to be known as "Belmac Infinity" ("**the said Building**"). The number of Floors of the building may vary;

- 1.8 Advocate Swapnil V. Jadhav has certified that the Promoter has absolute right, title and interest and no encumbrance and is absolutely seized and possessed of the Property and their title to the Property is clean, clear and marketable. A copy of Certificate of Title is annexed herewith and marked as **ANNEXURE 'B'**.
- 1.9 The minimum base Floor Space Index ("**the base FSI**") as per the Development Control Rules presently applicable to the Property is 5700 Square Metres. The Promoter will utilise on the Property Transferable Development Rights ("**TDR FSI**") or Premium Floor Space Index ("**Premium FSI**") and/or ("**Fungible FSI**"), if permitted in law. The Scheme of Development of the Property is conceived considering such possibilities such that the FSI consumed on the Property upon completion of the Development shall be at least 9147.88 Square Metres. The consideration arrived at in this Agreement has been arrived at based on such possibility. The Promoter has made a full and true disclosure of the Scheme proposed by the Promoter. The Purchaser has accepted the sufficiency of the disclosure made by the Promoter;
- 1.10 Standard Agreement with an Architect registered with the Council of Architects has been entered into and such Agreement is as per the Agreement prescribed by the Council of Architects;
- 1.11 Structural Engineer for the preparation of the structural design and drawings of the buildings has been appointed and the Promoter accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building;
- 1.12 The Promoter may appoint a Marketing Agency for promoting the Scheme.
- 1.13 The Promoter may obtain Construction Finance from Banks and/or Financial Institutions ("**the Bank**").
- 1.14 While sanctioning the building Plans, the concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Property and upon due observance and performance of which only the Completion and Occupation Certificates in respect of the Building shall be granted by the concerned local authority; The Promoter has accordingly

commenced construction of the Building in accordance with the plans.

- 1.15 The Purchaser has applied to the Promoter for allotment of Flat No. \_\_\_\_\_ on \_\_\_\_\_ floor in Building "Belmac Infinity" situated at Village Chipale, Taluka Panvel, District Raigad, within the limits of Navi Mumbai Airport Influence Notified Area ("NAINA") and within the limits of Office of Sub Registrar, Panvel ("**the Flat**").
- 1.16 The carpet area of the said Flat is \_\_\_\_\_ square feet equivalent to \_\_\_\_\_ square meters and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under external services shafts, exclusive balcony appurtenant to the said flat for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the said flat for exclusive use of the Purchaser, but includes the area covered by the internal partition walls of the flat.
- 1.17 Relying upon the said application, declaration and agreement, the Promoter has agreed to sell to the Purchaser a flat at the price, and on the terms and conditions hereinafter appearing;
- 1.18 The Purchaser has demanded from the Promoter and the Promoter has given inspection to the Purchaser of all the documents of title relating to the Property, and the plans/s, designs and specifications prepared by the Architects and such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, ("**the MOFA**") and the Rules made thereunder ("**the MOFA Rules**") as well as under the provisions of The Real Estate (Regulation and Development) Act, 2016 ("**The RERA**") and the Rules and Regulations made thereunder ("**the RERA Rules**");
- 1.19 On or before the execution of these presents the Purchaser has paid to the Promoter a sum of Rs. \_\_\_\_\_ /-(Rupees \_\_\_\_\_ Only) which is \_\_\_\_% of the Total Price consideration and agrees to pay \_\_\_\_% amounting to Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ Only) as Booking Amount, and instalment of Rs. \_\_\_\_\_ /-(Rupees \_\_\_\_\_ Only) as setout in the Schedule in clause 3.1 for the flat agreed to be sold to the Purchaser (the payment and receipt

whereof the Promoter doth hereby admit and acknowledge) as per receipt executed separately, and the Purchaser has agreed to pay the balance **Rs. \_\_\_\_\_ /-(Rupees \_\_\_\_\_ Only)** of the Total Price in instalments in the manner as setout in Schedule in clause 3.1; The above amounts shall be deposited by the Promoter in RERA Designated Collection Bank Account namely Supreme Holdings And Hospitality India Ltd Collection A/c for Belmac Infinity (Collection Account), Account No. 7289726522, Kotak Mahindra Bank Ltd, Mascarenhas Road Branch, having IFS Code KKBK0001428 situated at 1 & 2, Saifee Park, Mascarenhas Road, Mazgaon, Mumbai – 400 010. In addition to the above bank account, the Promoter has opened in the same bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account having Account No. 7289726521 and 7289726523 respectively.

- 1.20 The Project has been registered under the provisions of RERA with the Regulatory Authority at No \_\_\_\_\_. A copy of the registration certificate is annexed and marked as "**Annexure D**".
- 1.21 Under section 4 of MOFA and section 13 of The RERA the Promoter is required to execute a written Agreement for Sale of said flat with the Purchaser, being in fact these presents and also to register the said agreement under the provisions of the Indian Registration Act, 1908.
- 1.22 The Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.
- 1.23 On demand from the Purchaser, the Promoter has given inspection to the Purchaser of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects Devyani Khadilkar and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

**2. PROJECT**

- 2.1 The Promoter shall construct, a Building called consisting of Ground plus 11 Upper Floors or more. The number of Floors of the building may vary. The construction shall be carried out in accordance with the plans, designs, specifications approved by the concerned local authority from time to time with only such variations and modifications as the Promoter may consider necessary or as may be required by the concerned local authority / the Government to be made in them or any of them or as may be necessary to construct FSI of the Property to the extent of 9147.88 Square Metres. Provided that the Promoter shall have to obtain prior consent in writing of the Purchaser in respect of variations or modifications which may adversely affect the Apartment of the Purchaser except any alteration or addition required by any Government authorities or due to change in law.
- 2.2 The Promoter shall perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the plans or from time to time and shall, before handing over possession of the Flat to the Flat Purchaser, obtain from the concerned local authority occupation and/or completion certificates in respect of the Flat.
- 2.3 It has been clarified to the Purchaser and the Purchaser has understood and is aware that the Promoter has not promised any of the facilities depicted in the Project; the facilities therein will be common facilities for building constructed on the said property and the land comprising of the said property will be ultimately conveyed to a Society / Condominium formed by the Flat Purchasers only on the total project being completed in all respect.

**3. TRANSACTION**

- 3.1 The Purchaser hereby agrees to purchase and the Promoter hereby agrees to sell to the Purchaser Flat No. \_\_\_\_ of \_\_\_\_ BHK of carpet area as defined in RERA admeasuring \_\_\_\_ square feet equivalent to \_\_\_\_ square meters, Enclosed Balcony admeasuring \_\_\_\_ square feet equivalent to \_\_\_\_ square meters and the Attached Terrace admeasuring \_\_\_\_ Square Feet equivalent to \_\_\_\_ Square Metres in aggregate admeasuring \_\_\_\_ Square Feet equivalent to \_\_\_\_ Square

Metres on \_\_\_\_\_ floor as shown in the floor plan thereof hereto annexed and marked **ANNEXURE "C"** in the building "Belmac Infinity" along with covered car parking space at \_\_\_\_\_ level bearing number \_\_\_\_\_ admeasuring \_\_\_\_\_ square feet having \_\_\_\_\_ square feet length X \_\_\_\_\_ square feet breadth X \_\_\_\_\_ square feet vertical clearance (collectively for sake of convenience referred to as "**the Flat**") and described in the schedule hereunder written as **Schedule I-C** for a total price of Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ only) ("**The Total Price**") including the proportionate cost of construction of the Parking Space, the common areas and facilities appurtenant to the Flat. The Purchaser has paid Rs. \_\_\_\_\_ to the Promoter prior to the execution of this Agreement and the Purchaser hereby agrees to pay the Balance amount of purchase price of Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ only) in installments in the following manner ("**the instalments**"):

SR. NO.	STAGE OF CONSTRUCTION	PERCENTAGE OF TOTAL PURCHASE PRICE	AMOUNT OF INSTALLMENT DUE	AMOUNT RECEIVED
1.	Excavation	15.00%		Paid/Pending
2.	Plinth	20.00%		Paid/Pending
3.	On completion of the 1 <sup>st</sup> Floor Slab	2.5%		Paid/Pending
4.	On completion of the 2 <sup>nd</sup> Floor Slab	2.5%		Paid/Pending
5.	On completion of 3 <sup>rd</sup> Floor Slab	2.5%		Paid/Pending
6.	On completion of 4 <sup>th</sup> Floor Slab	2.5%		Paid/Pending
7.	On completion of 5 <sup>th</sup> Floor Slab	2.5%		Paid/Pending
8.	On completion of 6 <sup>th</sup> Floor Slab	2.5%		Paid/Pending
9.	On completion of 7 <sup>th</sup> Floor Slab	2.5%		Paid/Pending
10.	On completion of 8 <sup>th</sup> Floor Slab	2.5%		Paid/Pending

Purchaser's Initials

Promoter's Initials

11.	On completion of 9 <sup>th</sup> Floor Slab	2.5%		Paid/Pending
12.	On completion of 10 <sup>th</sup> Floor Slab	2.5%		Paid/Pending
13.	On completion of Walls and Internal plaster	5%		Paid/Pending
14.	On completion external plaster	5%		Paid/Pending
15.	On completion of flooring	5%		Paid/Pending
16.	On completion external painting	5%		Paid/Pending
17.	On completion of Lift and Water pump installation	5%		Paid/Pending
18.	On or before possession	5%		Paid/Pending
	<b>Total</b>	90%		

- 3.2 The Purchaser has requested the Promoter for allotment of open car parking space and the Promoter agrees to allot to the Purchaser an open car parking space without consideration bearing number \_\_\_\_\_ admeasuring \_\_\_\_\_ square feet having \_\_\_\_\_ square feet length X \_\_\_\_\_ square feet breadth.
- 3.3 The Total Price is excluding the Goods & Service Tax (GST) and other taxes (including but not limited to tax paid or payable by the Promoter by way of Value Added Tax, Service Tax and Cess or any other similar taxes which may be levied, in connection with the approvals, construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the said Flat.
- 3.4 The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges, taxes, cess or fee which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchaser for the development charges, cost, or levies imposed

by the competent authorities etc. or the increase thereof, the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.

- 3.5 The Promoter shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the building is complete and the Occupancy Certificate is granted by the competent authority, by furnishing the details of the changes, if any, in the carpet area, subject to variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then the Promoter shall refund excess money paid by the Purchaser within forty-five days with annual interest at the rate specified in the Rules which is State Bank of India Marginal Cost plus two percent, from the date when such excess amount was paid by the Purchaser. If there is any increase in the carpet area allotted to the Purchaser, the Promoter shall demand additional amount from the Purchaser as per the next milestone of the payment schedule. All these monetary adjustments shall be made at the same rate per square meters as agreed in Clause 3.1 of this Agreement.
- 3.6 The Purchaser authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Purchaser undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.
- 3.7 If the Promoter fails to abide by the time schedule for completing the project and handing over the said flat to the Purchaser, the Promoter agrees to pay to the Purchaser, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Purchaser, for every month of delay, till the handing over of the possession. The Purchaser agrees to pay to the Promoter, interest as specified in the Rule which is State Bank of India Marginal Cost plus two percent, on all the delayed payment which become due and payable by the Purchaser to the Promoter under the terms of this Agreement from the date the said amount is payable by the Purchaser(s) to the Promoter.

- 3.8 Without prejudice to the right of promoter to charge interest in terms of sub clause 3.7 above, on the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser committing three defaults of payment of instalments, the Promoter shall at his own option, may terminate this Agreement:

Provided that, Promoter shall give notice of fifteen days in writing to the Purchaser, by Registered Post AD at the address provided by the Purchaser and mail at the e-mail address provided by the Purchaser, of its intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Purchaser (subject to minimum forfeiture charges of 2% of Total Price and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the instalments of sale consideration of the Apartment which may till then have been paid by the Purchaser to the Promoter.

#### 4. **POSSESSION**

- 4.1 The Promoter shall give possession of the Flat to the Purchaser on or before **15th March 2028** subject to Force Majeure. If the Promoter fails or neglects to give possession of the Flat to the Purchaser on account of reasons beyond its control or of its agents as stated herein, as per the provisions of section 8 of MOFA or equivalent provisions in RERA, then the Promoter shall be liable on demand to refund to the Purchaser the amounts already received by him in respect of the Flat with interest as per Rules. If there arises a dispute as to the quantum of amount or as to the reasons for delay, then this dispute shall be referred to an Arbitrator to be nominated by the Promoter.

Provided that the Promoter shall be entitled to reasonable extension of time for the possession of the said flat on the aforesaid date, if the completion of the building in which the said flat is to be situated is delayed on account of –

- i. War, civil commotion or act of God;
- ii. Any notice, order, rule, notification of the Government and/or other public or competent authority/court.

- 4.2 The Purchaser shall take possession of the Flat within 15 days of the Promoter giving written notice to the Purchaser that the Flat is ready for use and occupation.
- 4.3 In case the Purchaser fails to take possession of the Flat within the period specified in Clause 4.3, such Purchaser shall continue to be liable to pay provisional monthly maintenance under Clause 10 of this agreement from the date of the Building Occupation Certificate issued by the planning authority.

**5. DEFECT RECTIFICATION**

- a) If within a period of five years from the date of handing over the Flat to the Purchaser, the Purchaser brings to the notice of the Promoter any structural defect or any defects on account of workmanship, quality or provision of service in the Flat or the building/ Phase in which the Flat is situated, then, wherever possible such defect/s shall be rectified by the Promoter (Builder/Promoter) at its own cost and in case it is not possible to rectify such defect/s, then the Purchaser shall be entitled to receive from the Promoter compensation for such defect in the manner as provided under the Act.

Provided the Purchaser shall not carry any change in use or change in the original state and/or make any alteration of whatsoever nature in the said Flat and/or in the building and/or Phase in which the said Flat is located, which shall include, but shall not be limited to, columns, beams, etc. and/ or carry out any alteration in any of the fittings, pipes, water supply connections or any erection or alteration in the toilet and kitchen, change of nature or state of things of items, things, fixtures, fittings, pathways/ run outs, breaking/ hammering on walls/ tiles, slabs, column, beams projections, section, elevations, entrances, plumbing, structural design, alteration, specifications, civil work of the Flat, plans, material alteration, flow, connectivity, dismantling, replacement of joints, snatching of fixed material or things, heaving, loading which will

jeopardize RCC, Structure, walls, etc. which may result in the seepage of the water, cracks in the walls, without the prior written consent of the Promoter. If any of such works are carried out without the prior written consent of the Promoter, the defect liability shall automatically become void and the Purchaser shall be liable for the consequences thereof used therein or any unauthorized change in the construction of the said building/ phase/ Apartment. Further, if due to the Act of the Purchaser, there is a leakage of damage in the Flat of the other/other Purchaser/s, the responsibility of the repairs, etc. of such other Flat shall be of the Purchaser and not of the Promoter.

The word defect here means the manufacturing and workmanship defects caused on account of willful neglect on the part of the Promoter and shall not mean defect/s caused by normal wear and tear but defect caused by negligent use of the Flat by the occupants, vagaries of nature etc. It shall also not include damage caused to the Flat due to an act of another Purchaser/s in the Building/s. Provided further that it is agreed that the described defect liability period under the Act shall be deemed to have commenced from the date of obtaining the handing over of the possession or from the date on which the Promoter has given the necessary intimation under this clause, to take possession of the said Flat, whichever is earlier. In such an event, the dispute will be required to be resolved between the Purchaser and the person so concerned.

- b) It shall be the responsibility of the Purchaser to maintain his/her/their Flat in proper manner and take all the care needed including but not limiting to take care that the joints in the tiles in his Flat are regularly filled with white cement/epoxy to prevent water seepage.
- c) Further where the manufacturer warranty, as shown by the Promoter and/or Manufacturer of goods/ items, fittings/ equipment etc. to the Purchaser ends before the defects liability period and such warranties are covered under the maintenance of the said building/ phase and if the annual maintenance contracts are not done/ renewed by the Purchaser, the Promoter shall not be responsible for any defects occurring due to the same.
- d) The said Project as a whole has been conceived, designed and constructed based on the commitments and warranties given by the Vendors/ Manufacturers that all equipment's, fixtures and fittings shall be maintained and covered by maintenance/ warranty contracts so as it to be sustainable and in proper condition to continue warranty in both the Flat and the common areas for the Phase wherever applicable.

- e) The Purchaser has been made aware and that the Purchaser expressly agrees that the regular wear and tear of the building/phase includes minor hairline cracks on the external and internal walls excluding the RCC structure, which happens due to variation in temperature of more than 200 C and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect. The Purchaser agrees not to hold the Promoter liable for the same.
- f) It is expressly agreed that before any liability or defect is claimed by or on behalf of the Purchaser, it shall be necessary to appoint an expert who shall be a nominated surveyor who shall survey and assess the same and shall then submit a report of its findings to state the defects in material used in the structure built of the Apartment and in the workmanship executed, keeping in mind the aforesaid agreed clauses of this Agreement. It is further agreed that in the event any damage is caused to the Flat of another Purchaser in the building due to an act of the Purchaser, the Purchaser herein shall alone be responsible to make good such damage/s.
- g) Defect liability is subject to assured, implied warranties and guaranties given by the manufacturer, maker as after delivery of possession to the Purchaser as he is stepping into the shoes of Promoter in lieu of benefit of any warranties and guaranties, the Purchaser is under obligation to do needful acts, deeds and things and/or make renewal in lieu of implied warranties and guaranties or to improve, maintain quality, performance, efficiency, workout of any guaranteed items, things etc. under warranty. In default whereof the defect liability of such things will be revoked, termed non-est or cancelled.
- h) In the event the Purchaser fails and/ or neglects to take possession and/or fails to make all payments due and payable by the Purchaser/Purchaser as agreed under this agreement within 15 days from the receipt of intimation given by the promoter to Purchaser regarding the completion of the said Flat, notwithstanding the aforesaid, the date of the said written notice shall be deemed to be the "Date of Possession" and all the obligations of the Purchaser related to the said unit shall be deemed to be effective from such date. The Purchaser shall alone be responsible/liable in respect any loss or damage that may be caused to the said Flat from the expiry of 15 days from the Notice of possession. The Maintenance Charges shall be applicable to Purchaser from such deemed Date of possession.

6. **USE OF FLAT**

The Purchaser shall use the Flat or any part thereof or permit the same to be used only for purpose of residence. He shall use the parking space only for the purpose of keeping or parking the Purchaser's own vehicle.

7. **ORGANISATION**

- 7.1 The Promoter proposes to form, at its sole discretion, either a Co-operative Society under the Maharashtra Co-operative Societies Act, 1960 or submit the Building to the provisions of the Maharashtra Apartment Ownership Act, 1970 ("**the MAO Act**"). The Promoter will execute Conveyance of the Building in favour of the respective Condominium/Society. The Promoter will execute and register an appropriate Transfer Document of the Land comprised in favour of the respective Society/Condominium. Such Conveyance/s or Transfer Documents will be executed at the costs and expenses of the Purchasers and only on the project being completed in all respect.

For the formation of either a Co-operative Society under the Maharashtra Co-operative Societies Act, 1960 or submit the Building to the provisions of the Maharashtra Apartment Ownership Act, 1970, the Promoter shall submit the application in that behalf to the Registrar for registration of a Co-operative Housing Society under the Maharashtra Co-operative Societies Act, 1960 or a legal entity under the provisions of the Maharashtra Apartment Ownership Act, 1970, within three months from the date of which fifty-one percent of the total number of allottees in the said building have booked their flat.

The conveyance deed in favour of the allottees or the association of the allottees or the competent authority, as the case may be, shall be carried out by the Promoter within three months from the date of issuance of Occupancy Certificate for the said building.

8. **MONTHLY MAINTENANCE**

- 8.1 Within 15 days after notice in writing is given by the Promoter to the Purchaser that the Flat is ready for use and occupation, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the aggregate area of the Flat as stated herein) of outgoings in respect of the Property, the Building and the Facilities in the Development Scheme namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government

water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the Property, the Building and the Facilities in the project until the property is handed over to the elected Board of Manager/Committee of the Society/Condominium. The Purchaser shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter.

- 8.2 Till the Purchaser's share is so determined the Purchaser shall pay to the Promoter provisional monthly contribution for 24 months towards the outgoings. The amounts so paid by the Purchaser to the Promoter shall not carry any interest and remain with the Promoter until the property is handed over to the Board of Manager/Committee.
- 8.3 Subject to the provisions of section 6 of the MOFA and the provisions of RERA, on such transfer by way of instrument of conveyance being executed in favour of the Federal entity of organisations, the deposits made and the corpus fund deposited by the Purchaser (less deductions provided for in this Agreement, the expenses incurred for maintenance and such other expenses related to the Property and the Building as are permissible to be made) shall be paid over by the Promoter to the Federal entity of organisations.
- 8.4 The Purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoings as provided herein regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.
- 8.5 The Purchaser shall on or before being placed in possession of the Flat, pay to the promoter a sum equal to 24 months estimated outgoings of the Flat, towards advance maintenance charges.

9. **FACILITIES**

The building shall have the facilities as per the List annexed hereto and marked **Annexure "E"**.

10. **DEPOSITS:**

The Purchaser shall on or before being placed in possession of the Flat pay to the Promoter a lumpsum amount which is towards Corpus Fund. Such Corpus Fund Is collected as a deposit.

The Purchaser shall on or before being placed in possession of the Flat pay to the promoter a sum equal to Rs. \_\_\_\_\_ (Rs.75/sq.ft), which shall be deposited by the Purchaser with the Promoter towards Corpus Fund. Any balance corpus fund shall be paid over by the Promoter to the Federal entity of organisations. However, such corpus fund shall not carry any interest whatsoever.

Goods and Service Tax, Labour Welfare Cess (if any, levied) and other taxes and / or charges as applicable, if any, shall be payable by the Purchaser to the Promoter under the provisions of the applicable law.

11. **COVENANTS BY PURCHASER**

11.1 The Purchaser/s himself / themselves with intention to bring all persons into whosoever hands the Flat may come, doth hereby covenant with the Promoter as follows: -

11.1.1 To maintain the Flat at Purchaser's own cost in good tenantable repair and condition from the date the possession of the Flat is taken and shall not do or suffered to be done anything in or to the Building in which the Flat is situated, staircase or any passages which may be against the rules, regulations or bye-laws of the concerned local authority or any other authority or change / alter or make addition in or to the Building in which the Flat is situated and the Flat itself or any part thereof.

11.1.2 Not to store in the Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Building in which the Flat is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages whereby upper floors which may damage or is likely to damage the staircases, common passages or any other structure of the Building in which the Flat is situate, including entrances of the Building in which the Flat is situated and in case any damage is caused to the Building in which the Flat is situated or the Flat on account of negligence or default of

the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.

- 11.1.3 To carry at his own cost all internal repairs to the Flat and maintain the Flat in the same condition, state and order in which it was delivered by the Promoter to the Purchaser and shall not do or suffer to be done anything in or to the Building in which the Flat is situated or the Flat which may be contrary to or in breach of the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchaser committing any act in contravention of the above provision, the Flat Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- 11.1.4 Not to demolish or cause to be demolished the Flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat or any part thereof, nor any alteration, in the elevation and outside colour scheme of the Building in which the Flat is situated and shall keep the portion, sewers, drains pipes in the Flat and appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat is situated and (i) shall not chisel or in any other manner damage the columns, beams, walls, slabs or RCC, Pardis or other structural members in the Flat (ii) shall not install the Air conditioning Units except in the Shaft/Duct provided for the same, (iii) shall not affix Antennas of any nature on the façade of the Building and (iv) shall not affix any Grills in the Flat without the prior written permission of the Promoter and / or the Condominium.
- 11.1.5 Not to do or permit to be done any Act or thing which may render void or voidable any insurance of the said Land and the Building in which the Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- 11.1.6 Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Flat in the compound or any portion of the said Land and the building in which the Flat is situated.
- 11.1.7 To bear and pay increase in local taxes, water charges, insurance and such other levy, if any, which are imposed by the concerned local authority and/or Government and/or other

public authority, on account of change of user of the Flat by the Purchaser viz, user for any purposes other than for residential purpose.

- 11.1.8 The Purchaser shall not let, sub-let, transfer, assign or part with Purchaser's interest or benefit factor of this Agreement or part with the possession of the Flat until all the dues payable by the Purchaser to the Promoter under this Agreement are fully paid up and only if the Purchaser has not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Purchaser has taken the consent of the Promoter in writing.
- 11.1.9 Till the Lease/Conveyance in favour of the Society/Condominium/Federation is executed, the Purchaser shall permit the Promoter and his surveyors and agents, with or without workmen and others, at all reasonable times, to enter into the Flat or any part thereof to view and examine the state and condition thereof.
- 11.1.10 To Indemnify and keep Indemnified the Promoter for any loss caused to the Promoter or the Promoter being required to pay Income Tax on the revenue of the Project on account of breach by the Purchaser or any of his family members of the condition contained in Section 80-IBA of the Income Tax Act, 1961 without insisting upon such payment being first made by the Promoter.
- 11.1.11 Until the handover of the Society/Condominium to the Committee/Board of Managers, the Purchaser shall not transfer, sell, grant or convey his/her right title and interest acquired in the said Flat. However, the Promoter may, at its discretion through written consent permit such transfer, sale, grant or conveyance upon:
- a) Payment of transfer charges upto 15% of the Sale Price received by the Purchaser, till the actual possession of the said Flat is handed over and
  - b) Payment of transfer charges upto 5% of the Sale Price received by the Purchaser, from the date of possession till the handover of the Society/Condominium to the Committee/Board of Managers.

## **12. NO PRESENT DEMISE**

Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the Flat or of the Property and the Building or any part thereof. The Purchaser shall have no claim save and except in respect of the Flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces etc. will remain the property of the Promoter.

## **13. RIGHTS OF PROMOTER**

- 13.1 Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser by the Promoter shall not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Promoter.
- 13.2 The Promoter has put the Purchaser to notice that the Promoter will be utilizing open spaces reflected in the Plans not reserved for any specific purpose for the purpose of carrying out further development and utilizing the development potential of the Property to the extent indicated herein.
- 13.3 No representation is made by the Promoter to the Purchaser that open space on the Property shown in the Plan and not designated for any specific use, will be kept open for all times to come.
- 13.4 The Promoter shall from time to time be entitled to prepare and submit or amend/modify the layout Plan of the Property and relocate and realign the internal allocations of amenities as the Promoter may deem fit.
- 13.5 In the event of any dispute arises in relation to operation of any clauses under this agreement shall be referred to Clause 21 of this agreement

## **14. SCHEME DISCLOSED TO THE PURCHASER**

- 14.1 The Purchaser is put to notice that upon increase in FSI or TDR becoming permissible to be loaded upon the Land, the Promoter shall be entitled to and is authorized to vary and/or modify the layout plan in manner as may be possible for the Promoter to the extent indicated herein and only the Promoter/Owner shall be entitled to any additional FSI becoming available in respect of the Property till the appropriate Transfer Document of the Property in favour of a Society / Condominium.

- 14.2 In the event the Purchaser raises objection to or creates any dispute in relation to the development contemplated by the Promoter on the Property, the Flat Purchaser hereby authorizes the Promoter to cancel the Agreement. Independently also, the Promoter will have a right to terminate this Agreement in such contingency subject only to refund only of the Instalments paid by the Purchaser to the Promoter as mentioned herein above.
- 14.3 The Promoter shall be entitled to utilise the entire FSI available on Property from time to time as well as entire development potential by whatever name called and utilize any other benefit arising from the Property arising in any other manner whatsoever, however, subject to the extent indicated herein. The parties have agreed upon the consideration under this Agreement in view of the rights reserved by the Promoter in himself.
- 14.4 The present layout, design, elevation, plans, etc. may be required to be amended for the purpose of carrying out the complete Development from time to time. The Promoter shall be entitled to do so to execute the rights reserved by the Promoter in himself.
- 14.5 The Purchaser has entered into this Agreement with the notice of the terms and conditions hereof.
- 14.6 It is pertinent to note that there are commercial establishments in this project. The Promoter has the right to deal with these units as per its discretion in terms of sale or renting to any party that he feels deem and fit.

## **15. ADVERTISEMENTS NOT TO CONSTITUTE REPRESENTATION**

- 15.1 The Advertisements and brochures issued by the Marketing Agency are only for the purpose of showcasing the Project. The Promoter is not liable, required or obligated to provide facilities or amenities shown therein and the same do not constitute and are not intended to constitute any kind of representation or assurance by the promoter to the Purchaser. Similarly in relation to the facilities depicted in the Conceptual Development Scheme the Promoter is not liable, required or obligated to provide facilities or amenities shown therein and the same do not constitute and are not intended to constitute any kind of representation or assurance by the promoter to the Purchaser.

## **16. ITEMS IN MAINTAINANCE**

- 16.1 The Purchaser shall be liable to pay all costs/charges to the Promoter for the maintenance of the Property, the Larger Property, the Building,

the Facilities as well as the facilities forming part of the Development Scheme on the Larger Property, including:

- 16.1.1 Non Agricultural Assessment, Municipal and other rates rents taxes, cesses, levies, charges, insurance premium in respect of the Building, land revenue, assessments, etc. whether any or all the flats of the Building shall have been actually assessed or not even if the assessment may not have been finally determined and all other dues, charges, taxes, duties, impositions, outgoings and burden of any nature at any time hereafter assessed or imposed upon the Larger Property and the Building or upon the Promoter or occupiers thereof by any authority including the Municipality, Government, Revenue authorities in respect of the building or the Larger Property or the user thereof and payable either by the Promoter or occupiers due to any new enactment of law;
- 16.1.2 The proportionate share of all other outgoings in respect of the Larger Property or Building including other taxes, insurance premiums, common lights and electricity charges, paints, colour washing, repairs;
- 16.1.3 Water Charges, in the event of water being charged on the basis of metered or unmetered supply by the Municipality or otherwise by water tankers and borewells;
- 16.1.4 Salaries and charges of Bill Collector, Clerk, Chowkidars, Sweepers, Liftmen, etc.
- 16.1.5 All other expenses necessary and incidental to the Building and the Larger Property including management charges and operational and maintenance charges of lifts, pumps, T.V., cable antenna, recreational facilities and of all infrastructures including roads, storm water drains, drainage, gardens, street lighting, water mains, electricity, sub-stations, firefighting services etc.
- 16.1.6 Maintenance, repairs to the Building, the compound, the compound walls, water pumps electrical fittings, drainage and plumbing installations and fittings, etc.;
- 16.1.7 Cost of keeping the Larger Property clean and lit;
- 16.1.8 Decorating and/or painting the exterior of the Building, passages and staircases after date of possession;
- 16.1.9 Salaries and wages of persons employed for watching and/or cleaning the said Land, operating water-pumps, maintaining records, etc.;
- 16.1.10 Water and Sewerage charges and taxes etc.;
- 16.1.11 Sinking and other funds as may be determined by the Promoter;
- 16.1.12 Rent and costs of water meters and electric meters;
- 16.1.13 Cost of water supplied by water tankers;
- 16.1.14 Maintenance of common areas and Facilities, etc;

- 16.1.15 All other outgoings due in respect of the Larger Property including those incurred for the exclusive benefit of the Purchaser and/or his/her/their/its Flat.
- 16.1.16 All outgoings towards landscape cost for maintenance of beautification of site via elements not limited to plants, trees, fencing etc.
- 16.2 The Condominium/Society shall from time to time reimburse the common expenses paid by the Promoter. In case the Society / Condominium fails to reimburse the common expenses to the Promoter, the Promoter shall have a right to deduct such amounts from the Corpus Fund Deposit.
- 16.3 The Promoter may handover the Maintenance of the Property as well as the Larger Property and the Building to a professional Agency/ies or Facility Management Agency for the proper maintenance and upkeep of the Property and the Larger Property. The fees levied by the Agency shall also be payable proportionately by the Purchaser.

## **17. CESS, LEVIES OR TAXES**

- 17.1 By reason of the Promoter having agreed to sell to the Flat Purchaser the Flat, if any statutory dues, tax, levy or cess become payable by the Promoter or the Purchaser including service, tax, goods and services tax, value added tax, or otherwise the same shall be borne and paid by the Purchaser within 7 days from the demand for the same being made by the Promoter upon the Purchaser.
- 17.2 The purchaser agrees that all levies and/or of taxes and/or of assignments and/or of charges of any nature whatsoever (present or future), including but not limited to Service Tax and VAT, Labour Welfare Cess, Stamp Duty, Registration Charges as are or may be applicable and/or payable or in respect of the Flat or otherwise shall:
- 17.2.1 be solely and exclusively borne and paid by the Purchaser; and
- 17.2.2 be exclusively of and in addition to the Total Price
- 17.2.3 It is, however, clarified that the property taxes in respect of the Flat shall be borne and paid by the Purchaser only after the Promoter execute the sale agreement with the customer.

17.2.4 In the total consideration of this agreement the Goods and Service Tax due and payable forms a part of total price as per the applicable provisions of the Goods and Service Tax Act, 2017.

- 17.3 The Purchaser confirms and agrees that the Purchaser alone shall and undertakes to bear and pay on demand all sums, taxes, advances, levies, cess, charges, deposits, duties, fees and premium within 7 days of the demand being raised.
- 17.4 The Purchaser shall deposit 1% Tax Deduction at Source (TDS)(at applicable rate on the date of deduction) under Income Tax Act, 1961 in advance for the full flat consideration with the Government of India and the same shall be evidenced by the Purchaser(s) by providing to the Developer the duly stamped copy of Challan cum Statement "Form No 16B" or any other form as may be prescribed from time to time.
- 17.5 The Purchaser further agrees that in the event of any subsequent amendment in the provisions of the Goods and Service Tax Act, resulting in restrictions in the availability of full GST input credit on the purchases made by the Promoter for the construction purposes of the project, the resultant additional cost shall be borne by the Purchaser. Such additional amount as computed and demanded by the Promoter, shall be payable by the Purchaser within 7 days in addition to all other amounts expressly mentioned in this agreement as its obligation for the fulfilment of this agreement.

## **18. NOTICES**

All notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser, by Registered Post A.D. or email at his / her address specified below: -

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## **19. STAMP DUTY AND REGISTRATION**

- 19.1 The Purchaser and/or the Promoter shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

- 19.2 The Purchaser shall bear and pay the stamp duty and the Registration charges payable on this Agreement and other Deeds and Documents executed pursuant to this Agreement.

**20. SEVERABILITY**

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

**21. DISPUTES**

All parties to this agreement hereby agree that any dispute, controversy, or claim arising out of or relating to this agreement, its interpretation, performance, or breach, shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

**22. GARDEN FLAT AND COMMERCIAL SHOPS**

The respective Flats which have Land and Garden adjacent thereto shall be sold to the Purchasers with the exclusive right to use such adjacent Land and Garden. The Purchasers of such Flats shall continue to have the said exclusive right notwithstanding that the Land underneath having been leased or conveyed to the Condominium or Society of the Flat Purchasers.

**23. APPLICABLE LAW**

This Agreement shall always be subject to the provisions of MOFA and the MOFA Rules as well as RERA and the RERA rules and the other Rules and Regulation made thereunder or any statutory re-enactment thereof including provisions already in force on the date thereof

Purchaser's Initials

Promoter's Initials

**SCHEDULE I-A**  
**Original Land**

All that piece and parcel of land bearing Gat No. 17/4 admeasuring 17 Gunthas equivalent to 1700 Square Meters situated at Village Bhokarpada (Chipale), Taluka Panvel, District Raigad, Gat No. 41/2 admeasuring 19 Gunthas equivalent to 1900 Square Meters, Gat No. 41/3 admeasuring 09 Gunthas equivalent to 900 Square Meters, 41/5 admeasuring 12 Gunthas equivalent to 1200 Square Meters situated at Village Bhokarpada (Chipale), Taluka Panvel, District Raigad in aggregate which admeasures 57.00 Gunthas equivalent to about 5700 Square Metres within the limits of Gram Panchayat Panvel, Taluka Panchayat Samiti Panvel, Zilla Parishad Raigad, within the limits of Sub Registrar Panvel and bounded as under:

On or towards North : Plot No. 282  
On or towards South : 27 meter wide road  
On or towards East : 18 meter wide road  
On or towards West : Open space Plot No. 284

**SCHEDULE I-B**  
**The Said Property**

All that piece and parcel of land bearing final plot no. 283 admeasuring 2280 Sq.Mtrs. situated at Village Chipale, Taluka Panvel, District Raigad, within the limits of Gram Panchayat Panvel, Taluka Panchayat Samiti Panvel, Zilla Parishad Raigad, within the limits of Sub Registrar Panvel and bounded as under:

On or towards North : Plot No. 282  
On or towards South : 27 meter wide road  
On or towards East : 18 meter wide road  
On or towards West : Open space Plot No. 284

**SCHEDULE I-C**  
**(Description of the Flat)**

Flat bearing no. \_\_\_\_ on \_\_\_\_ floor of the building **Belmac Infinity**, Type \_\_\_\_ of carpet area as defined in RERA admeasuring \_\_\_\_ square feet equivalent to \_\_\_\_ square metres, enclosed balcony admeasuring \_\_\_\_ square feet equivalent to \_\_\_\_ square meters and the attached terrace admeasuring \_\_\_\_ square feet equivalent to \_\_\_\_ square meters along with covered car parking space at \_\_\_\_ level bearing number \_\_\_\_ admeasuring \_\_\_\_ square feet having \_\_\_\_ square feet length X \_\_\_\_ square feet breadth X \_\_\_\_ square feet vertical clearance in the building **Belmac Infinity** to be constructed on the property described in the Schedule I-B.

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands and seals to these presents the day and year first hereinabove stated.

**SIGNED AND DELIVERED** )

by the withinnamed **Promoter** )

**SUPREME HOLDINGS & HOSPITALITY (INDIA) LIMITED** )

By the hand of its Managing Director

**Mr. Vidip Jatia** )

in the presence of )

1.

2.

**SIGNED AND DELIVERED** )

by the withinnamed **Purchaser** )

 )

in the presence of )

1.

2.

**ANNEXURE A**

Commencement Certificate & Building Plan

Purchaser's Initials

Promoter's Initials

**ANNEXURE B**  
Title Certificate

Purchaser's Initials

Promoter's Initials

## **ANNEXURE C**

Floor Plan

Purchaser's Initials

Promoter's Initials

**ANNEXURE D**  
RERA Certificate

Purchaser's Initials

Promoter's Initials

## ANNEXURE E

(Facilities in the Building and on the Property)

### A. Description of the common areas provided:

Sr. No.	Type of common areas provided	Proposed date of Occupancy Certificate	Proposed Date of handover for use	Size / Area of the common areas provided
1.	Entrance lobby	15th March 2028	15th March 2029	17.6 sqm
2.	Lift lobby	15th March 2028	15th March 2029	8 sqm

### B. Facilities / amenities provided/to be provided within the building including in the common area of the building:

Sr. No.	Type of facilities / amenities provided	Phase name / number	Proposed date of Occupancy Certificate	Proposed date of handing over to the common organization	Size / area of the facilities / amenities	FSI utilized or free of FSI
1.	Society office	-	15th March 2028	15th September 2029	23.01 sqm	Utilized FSI
2.	Fitness Centre	-	15th March 2028	15th September 2029	30.75 sqm	Utilized FSI
3.	Indoor play area 1	-	15th March 2028	15th September 2029	61.13 sqm	Utilized FSI
4.	Indoor play	-	15th March 2028	15th September	16.67 sqm	Utilized FSI

	area 2			2029		
5.	Drivers room	-	15th March 2028	15th September 2029	15.88 sqm	Utilized FSI
6.	Meter room	-	15th March 2028	15th September 2029	15	Free of FSI

**C. Facilities / amenities provided/to be provided within the Layout and / or common area of the Layout:**

<b>Sr. No</b>	<b>Type of facilities / amenities provided</b>	<b>Phase name / number</b>	<b>Proposed date of Occupancy Certificate</b>	<b>Proposed date of handing over to the common organization</b>	<b>Size / area of the facilities / amenities</b>	<b>FSI utilized or free of FSI</b>
1.	STP	-	15th March 2028	15th September 2029	69.3 sqm	Free of FSI
2.	WTP	-	15th March 2028	15th September 2029	01 no	Free of FSI
3.	Rain water harvesting	-	15th March 2028	15th September 2029	1 pit	Free of FSI

**D. The size and the location of the facilities / amenities in form of open spaces provided / to be provided within the plot and/or within the Layout:**

<b>Sr. No.</b>	<b>Type of open spaces (RG/PG) to be provided</b>	<b>Phase name / number</b>	<b>Size of open spaces to be provided</b>	<b>Proposed date of availability for use</b>	<b>Proposed date of handing over to the common organization</b>
1.	Podium open space	-	150 sqm	15th March 2029	15th September 2029
2.	Central courtyard open space	-	90 sqm	15th March 2029	15th September 2029

**E. Details and specifications of the lifts:**

<b>Sr. No.</b>	<b>Type of lift (passenger / service / stretcher / goods / fire evacuation / any other</b>	<b>Total no. of lifts provided</b>	<b>Number of passenger or carrying capacity in weight (kg)</b>	<b>Speed (mtr / sec)</b>
1.	Passenger lift	1	10	1 m/s
2.	Fire lift	1	13	1 m/s

## **FLAT SPECIFICATIONS:**

### **1. Living:**

- Flush Doors with both side laminate.
- Flooring of 2'x2' vitrified tiles with skirting.
- Internal walls with gypsum plaster with OBD paint.
- Sufficient light points.
- Powder coated aluminum sliding door & powder coated aluminum sliding window.
- Anti-skid ceramic tiles for terraces.
- Designed MS railing for balconies.

### **2. Bedroom:**

- Flooring of 2'x2' vitrified tiles with skirting.
- Internal walls with gypsum plaster with OBD paint.
- Sufficient light points.
- Powder coated aluminum sliding window.

### **3. Kitchen:**

- Granite kitchen platform with premium stainless steel sink
- Glazed ceramic tiles up to 2' above the kitchen platform.
- Flooring of 2'x2' vitrified tiles with skirting.
- Additional light points of 5 Am & 15 Am (for refrigerator)
- Electric provision for Exhaust fan & water purifier.

### **4. Bathroom & Toilet**

- Glazed ceramic tiles.
- Concealed bathroom fittings with high quality upvc fittings.
- Premium fittings and sanitary ware
- Premium quality WC with health faucet in toilet.
- Hot cold mixer in bathrooms
- Marble/Granite door frame and FRP/UPVC flush doors.

### **5. Safety and Security**

- compound wall with elegant entrance gate
- Security personnel at entrance gate
- Earthquake resistant structural design of buildings