

**Form-G**

**AGREEMENT FOR SALE**

Photo of the Promoter with signature across the photograph

Photo of Allottee with signature across the photograph

**THIS AGREEMENT FOR SALE (“Agreement”)** is executed at Jaipur on this \_\_\_\_ day of \_\_\_\_\_ Two thousand and Seventeen

**BY AND BETWEEN**

**“Ashiana Manglam Builders”**, a Partnership Firm, duly registered and existing under the provisions of the Indian Partnership Act, 1932, having its Principal Place of Business at Unit No. 4 & 5, 3rd Floor, Plot - 2, Southern Park, Saket District Centre, New Delhi-110017 and Branch Office at 3rd Floor, Apex Mall, Near Lal Kothi, Tonk Road, Jaipur, Rajasthan (**PAN-AAVFA7240H**) through its Authorised Representative Mr. \_\_\_\_\_ S/o \_\_\_\_\_ (Aadhar No. \_\_\_\_\_) duly authorized *vide* Authority Letter dated \_\_\_\_\_ passed and signed by all the partners constituting the firm, (Copy enclosed as **Annexure I**) [hereinafter referred to as the **“Promoter”**, which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their legal successor(s), administrator(s), executor(s)& permitted assignee(s) including those of the respective partners] of the **ONE PART.**

**AND**

Mr./Ms./Mrs. \_\_\_\_\_, Son/Daughter/Wife of  
Mr. \_\_\_\_\_, R/o \_\_\_\_\_ (PAN \_\_\_\_\_)  
jointly with Mr./Ms./Mrs. \_\_\_\_\_, (Aadhar No. \_\_\_\_\_)  
Son/Daughter/Wife of Mr. \_\_\_\_\_, R/o  
\_\_\_\_\_ (Aadhar No. \_\_\_\_\_)  
(PAN \_\_\_\_\_) ; hereinafter singly/jointly referred to as the **Allottee(s)**, which  
expression shall unless repugnant to the context or meaning thereof be deemed to mean  
and include their legal successor(s), administrator(s), executor(s) & permitted assignees)  
of the **OTHER PART**.

The “Promoter” and the “Allottee(s)” shall hereinafter be collectively referred to as  
“**Parties**” and individually as “**Party**”

**INTERPRETATIONS/DEFINITIONS**

- I. In this Agreement, the following expressions unless repugnant to the context thereof shall have the meaning assigned thereto-
- a) “**ACT**” means Real Estate (Regulation & Development) Act, 2016.
  - b) “**APPLICABLE LAWS**” shall mean all Acts, Rules and Regulations in force and in effect as of the date hereof as applicable in the State of Rajasthan including Jaipur Development Act, 1959, Rajasthan Municipalities Act, 2009, Rajasthan (Disposal of Urban Land) Rules, 1974, Jaipur Building Bye Laws, Real Estate (Regulation & Development) Act, 2016, Rajasthan Real Estate (Regulation and Development) Rules, 2017 and any other law which may be promulgated or brought into force and effect hereinafter including notifications, ordinances, policies, laws or orders or official directive of any

Central/State Government or of any Statutory Authority in Rajasthan, as may be in force and effect during the subsistence of this Agreement and applicable to the development / construction / sale of the Said Project/Whole Project.

- c) **“ARCHITECT”** shall mean Mr. Biswajit Sengupta, Bhiwadi and/or such other person(s) and/or firm(s) and/or company(s) whom the Promoter may appoint from time to time as the architect for the Said Project.
  
- d) **“APARTMENT”** shall mean a space / dwelling unit / flat / shop / unit in any buildings or a villa on a plot forming a part of Whole Project intended to be used for residential or commercial or such other purpose for which it was approved and sold, subject to Applicable Laws.
  
- e) **“ALLOTTEE(s)”** means and includes:
  - a) If the Allottee(s) is an individual then his/her legal successor(s), executor(s), administrator(s), legal representative(s), and permitted assignee(s);
  
  - b) If the Allottee(s) is a Hindu Undivided Family, then its karta and each of the member constituting HUF, their Heirs, executors, successors, administrators and permitted assignees;
  
  - c) In case the Allottee(s) is a Partnership Firm, then its partners for the time being, their respective legal successor(s), executor(s), administrator(s), legal representative(s) and permitted assignee(s) including those of the respective partners; and
  
  - d) In case the Allottee(s) is a limited company, then its legal successor(s), representative(s) and permitted assignee(s);

- f) **"BUILDING"** shall mean walk up apartment/ building in the format of Ground+ 2 floors to be developed and constructed upon the Said Plot.
- g) **BUILT UP AREA** means the sum of area of the Apartment or Flat or Unit. It shall include area encompassed within the walls of Apartment or Flat, all balconies, whether covered or un-covered, and thickness of wall. In case there be a common wall only 50% of thickness of such wall shall be taken in consideration for calculating the built up area.
- h) **COMMON AREAS AND FACILITIES OF BUILDING: :** shall mean such common areas and facilities in the Building meant for common use and enjoyment of the allottee(s) of the apartments in the Building and includes Said Plot, parking, stairs, common corridor, etc.
- i) **"CARPET AREA"** means the net usable floor area of an Apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the Apartment. Explanation.— For the purpose of this clause, the expression **"exclusive balcony or verandah area"** means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of an Apartment, meant for the exclusive use of the Allottee(s); and **"exclusive open terrace area"** means the area of open terrace which is appurtenant to the net usable floor area of an Apartment, meant for the exclusive use of the Allottee(s);
- j) **DELAY PAYMENT CHARGES"** means the interest payable by the Allottee(s) to the Promoter for delay in payment of any due amount, installment, charges etc. computed on Interest Rate.

- k) **“GULMOHAR GARDENS PHASE-I”** shall mean part of the Whole Project comprising of buildings in the format of G+2 and villas, in which buildings in the format of G+2 are constructed and developed or being constructed and developed upon 35 nos. plots bearing no. W035 to W065 and W086 to W089 and villas are constructed and developed or being constructed and developed upon 62 nos. plots bearing Plot nos. W001 to W034, W067 to W076 and W087 to W104 and all easements rights and appurtenances belonging thereto and named as **“Gulmohar Gardens Phase I”**.
- l) **“GULMOHAR GARDENS PHASE-II”** shall mean part of the Whole Project, comprising of buildings in the format of G+2 and villas, in which buildings in the format of G+2 are constructed and developed upon 43 plots bearing Plot nos. from W133 to W153, W077 to W086 and W121 to W131 and villas are constructed and developed upon 16 nos. plots bearing Plot nos. from W105 to W120 and all easements rights and appurtenances belonging thereto and named as **“Gulmohar Gardens Phase II”**.
- m) **“GULMOHAR GARDENS PHASE-III”** shall mean part of the Whole Project, comprising of buildings in the format of G+2 and villas, in which buildings in the format of G+2 are constructed and developed upon 48 nos. plots bearing Plot nos. from E146 to E156, E154 to E172 and E169 to E185 and villas are constructed and developed upon 25 nos plots bearing Plot nos. from W133 to W145 and from W157 to W168 and all easements rights and appurtenances belonging thereto and named as **“Gulmohar Gardens Phase III”**.
- n) **“GULMOHAR GARDENS PHASE-VII”** shall mean part of the Whole Project, comprising of buildings in the format of G+2, in which buildings in the format of G+2 are under construction and development upon 26

plots bearing Plot nos. from E15 to E38 and from E90 to E91 and all easements rights and appurtenances belonging thereto and named as **“Gulmohar Gardens Phase VII”**.

- o)** **“GULMOHAR PLAZA”** shall mean the project comprising shops, flats and informal shops in which shops & flats have been constructed and developed upon 7 nos. plots bearing no. from C-1 to C-7 and informal shops to be constructed and developed upon 36 nos. plots bearing no. from R-1 to R-36 forming a part of Entire Land and adjacent to Scheduled Land and all easements rights and appurtenances belonging thereto and named as **“Gulmohar Plaza”** and more particularly described in Part I of Schedule A.
- p)** **EARNEST AMOUNT** shall mean 10% of the Total Price of the Unit.
- q)** **“ENTIRE LAND”** shall mean land measuring 16.2099 Hectare, consisting of plots of different dimensions forming part of the approved layout plan, and situated at Manpur, Bhatawala, Tehsil Sanganer, Rajasthan and layout of which has been approved by the Jaipur Development Authority, Jaipur and more particularly shown in **Part I of the Schedule A** annexed hereto.
- r)** **“INTEREST RATE”** means the State Bank of India highest marginal cost of lending Rate plus two percent or such other rate as may be applicable from time to time as per the Act and Rules.
- s)** **“LAYOUT PLAN”** shall mean the plan of the Entire Land consisting of various plots, roads, parks etc. duly approved by the local authority in accordance with Applicable Laws.
- t)** **LIMITED COMMON AREAS OF THE BUILDING:** shall mean those common areas of the Building which are designated in writing by the Promoter before the allotment, sale or other transfer of any apartment

as reserved for use of certain apartment or apartment to the exclusion of the other apartments in the Building and for the purpose of the Building, roof area for top floor allottee and backyard lawn area for ground floor allottee in the Building shall be limited common area of the Building as detailed in **Clause 1.19**.

- u) **“OWNERS ASSOCIATION”** shall mean “Gulmohar Gardens Owners’ Association”, an association formed/to be formed by the owners of the Apartments in the Whole Project as per Clause (e) of Sub- Section (4) of Section 11 of the Act.
- v) **“PARA”** means Para of this Agreement.
- w) **“REGULATION”** means regulations made under the Act;
- x) **“RULES”** mean the Rajasthan Real Estate (Regulation and Development) Rules, 2017;
- y) **“SCHEDULE”** means the Schedule attached to this Agreement;
- z) **“SECTION”** means the section of the Act.
- aa) **“SAID PROJECT”** shall mean part of the Whole Project, comprising of Villas and buildings in the format of G+2, in which villas are constructed and developed upon 38 nos plots bearing Plot nos. from E67 to E73, from E102 to E108 and E120 to EE132 and buildings in the format of G+2 are constructed and developed upon 9 nos. plots bearing Plot nos. from E58 to E66 and named as **“Gulmohar Gardens Phase V”**.

- bb)** “**SAID PLOT**” shall mean the plot no. \_\_\_\_\_ having aggregate area of \_\_\_\_\_ sq. mtrs., forming a part of Said Project on which the Villas and Building in the format of G+2 is being developed and more fully described in **Part-II of Schedule A**.
- cc)** “**SCHEDULED LAND**” shall mean land forming part of the Entire Land and consisting of various plots of different dimensions forming part of the approved layout plan, owned and possessed by the Promoter and situated at Manpur, Bhatawala, Tehsil Sanganer, Rajasthan and layout of which has been approved by the Jaipur Development Authority, Jaipur and more particularly shown in **Part II of the Schedule A** annexed hereto.
- dd)** “**SUPER AREA**” means the area at which units / flats were sold before coming into force of RERA and more particularly described in **Note (i) of Schedule B** annexed herewith.
- ee)** “**WHOLE PROJECT**” shall mean the residential cum commercial project comprising of villas, buildings in the format of G+2 , club house and other amenities and facilities etc. constructed / to be constructed in different phases upon Scheduled Land and named as “**Gulmohar Gardens**”.
- ff)** “**HE OR HIS**” shall also mean either she or her in case the Allottee is a female or it or its in case the Allottee is a partnership firm or a limited company.

II. The words and expressions used herein but not defined in this Agreement and defined in the Act or in the Jaipur Development Act, 1959 or in Rajasthan Municipalities Act, 2009 or any other law for the time being in force shall have the same meanings respectively assigned to them in those laws.



**WHEREAS THE PROMOTER DECLARES THAT:**

- A. Layout of Entire Land measuring 16.2099 hectares to be developed as plotted development has been approved by the Jaipur Development Authority (JDA). The area of the land comprising of various plots has been well demarcated in the Layout Plan as shown in the **Part I of Schedule A** hereto.
- B. The Promoter has planned the Whole Project which is a plotted development and has obtained various patta / lease deeds for various plots on which the Promoter proposes to develop villas and buildings. Apart from that the Promoter also acquired / got allotted a plot in the Whole Project from the Jaipur Development Authority for development of club house and has developed the same.
- C. The Promoter framed a scheme to develop various plots forming part of the Scheduled Land and proposed to construct villas and buildings in the format of G+2 along with other facilities and amenities on such plots. The Whole Project developed / to be developed on Scheduled Land is called as “**Gulmohar Gardens**”. However, for convenience and ease of construction, sales and marketing, the Whole Project “**Gulmohar Gardens**” has been divided into various phases with the clear intent to integrate all phases into one upon completion of the Whole Project.
- D. The Entire Land is earmarked for plotted development for residential cum commercial purposes.
- E. The Promoter has planned and is in the process of constructing and developing Said Project i.e. **Gulmohar Gardens Phase V** comprising of villas upon 38 nos. plots bearing no. from E67 to E73, from E102 to E108 and from E109 to E 132 and buildings in the format of G+2 as being part of the Whole Project upon 9 nos. plots bearing plot no. from E58 to E66 after getting necessary

permissions/approvals from concerned competent authorities. The details of the Said Project being developed is fully demarcated in **Part III of Schedule A**.

- F. Except as disclosed under this Agreement, the Said Plot / Scheduled Land is free from all encumbrances.
- G. The Said Project has been registered with the Real Estate Regulatory Authority (“**Authority**”) on dated \_\_\_\_\_ and the Said Project’s Registration Certificate No. is \_\_\_\_\_. This Registration is valid for a period of \_\_\_\_\_ years commencing from \_\_\_\_\_ unless renewed by the Authority. The details of the Promoter and the Said Project are also available on the website ([www.\\_\\_\\_\\_\\_](http://www._____.)) of the Authority.
- H. The following approvals and sanctions have been obtained in respect of the Said Project/Whole Project:
- (i) The Site Layout Plan of the Whole Project has been approved by the Jaipur Development Authority. A copy of the Site Layout Plan is enclosed herewith and marked as **Annexure- II**.
  - (ii) Building Plan approval for the individual plots and permission of building construction under the relevant legal provisions has been accorded by the Jaipur Development Authority.
  - (iii) Environmental Clearance from the department concerned has been obtained for the Whole Project vide letter no. F1 (4)/SEIAA/SEAC-Raj/Sectt/Project/Cat. 8(a) B2(562) 14-15 dated 06/08/2014.
  - (iv) Consent to Establish from Rajasthan State Pollution Control Board has been obtained for the Whole Project vide letter no. F (MUD)/ Jaipur (Jaipur)/ 686 (1)/ 2013-14/ 8192-8194 dated 03/02/2014.

- I. The Promoter has conceived a detailed plan of development works to be executed in various phases in the Whole Project. Details of the plan of development works to be undertaken in the Whole Project including the Said Project and the proposed facilities to be provided including water facilities etc, as provided in clause (e) of sub-section 2 of Section 4 of the Act have been specifically provided under **Schedule- D**.
- J. The details of specifications of material used/to be used in construction of the Said Project have been specifically provided in **Schedule-E** attached hereto.
- K. The stage wise time schedule for completion of Said Project, including the provisions of civic infrastructure like water, electricity, sanitation and other above-mentioned internal development works been specifically provided in **Schedule- F** attached hereto.
- L. The Promoter has opened a separate account in \_\_\_\_\_ Bank in Branch \_\_\_\_\_ of \_\_\_\_\_ Bank for the purpose as provided in sub-clause (D) of clause (1) of sub-section (2) of section 4 of the Act.
- M. The Allottee(s), being aware of the Said Project/Building and details given above as well as in the brochure made available by the Promoter and/or on visiting the show home of an Apartment, has applied for allotment and purchase of an Apartment in the Said Project and deposited advance amount and agreed to make timely and complete payments of the remaining sale price as well as other dues under this Agreement as per terms and conditions of this Agreement as more fully described in **Part II of Schedule C**. There are different kinds of apartments conceptualized in the Whole Project which may not be the same as Show Home. The Promoter has already clarified that that the Show Home is for

representational purposes only and is created to give a look and feel of an Apartment in the Said Project/Whole Project.

- N. On application, as aforesaid, the Allottee(s) has been allotted an Apartment located in the Building and more particularly described in "**Schedule B**" attached herewith and hereinafter referred to as the "**Unit**".
- O. The Floor Plan of the Unit is given in **Annexure- III**.
- P. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to right, title and interest of the Promoter regarding the Said Project have been completed.
- Q. The Parties have gone through all the terms & conditions set out in this Agreement and understood the mutual rights and obligations detailed herein. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications etc. applicable to the Said Project/Whole Project.
- R. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;
- S. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee(s) hereby agrees to purchase the Unit.

**NOW THIS AGREEMENT WITNESSETH AND THE PARTIES HERETO MUTUALLY AGREE ON FOLLOWING TERMS AND CONDITIONS, NAMELY:**

**1. TERMS:**

- 1.1** Subject to the terms & conditions as detailed in this Agreement, the Promoter hereby agrees to sell to the Allottee(s) and the Allottee(s) hereby agrees to purchase and receive the Unit in the Building more specifically given in the “**Schedule B**” hereunder.
- 1.2** The Total Price of the Unit is more particularly described in **Part I of Schedule C** hereunder.
- 1.3** The Total Price above includes the booking amount paid by the Allottee(s) to the Promoter towards the Unit as mentioned in **Part I of Schedule C**. All other charges, which are specifically mentioned in this Agreement and does not form part of the Total Price, shall be paid by the Allottee(s) in addition to Total Price as per this Agreement.
- 1.4** In addition to the Total Price, Allottee shall be liable and responsible to pay all taxes, including but not limited to /GST and Cess or any other similar taxes which may be levied, in connection with the construction of the Said Project/Building/Unit. The Allottee shall also be liable to pay maintenance deposit, upfront maintenance charges, documentation charges, charges towards water infrastructure fund, stamp duty, registration charges and any other charges applicable at the time of registration of this Agreement, Sale Deed, Sub- Lease Deed etc. in respect of the Unit, which shall be exclusively borne and paid by the Allottee(s).

Provided that in case there is any change/ modification/introduction of new taxes, the subsequent amount payable by the Allottee(s) to the Promoter shall be increased/ reduced based on such change/ modification/introduction.

Provided further, that if there is any increase in the taxes after the expiry of the schedule date of completion of the Said Project as per registration with the Authority, which shall include the extension of registration, if any, granted to the Said Project by the Authority, as per the Act, the same shall not be charged from the Allottee(s).

- 1.5** The Promoter shall periodically intimate to the Allottee(s), the amount payable as stated in **Part I of Schedule C** to be paid in the manner provided in **Part II of Schedule C** hereunder and the Allottee(s) shall make payment demanded by the Promoter within the time and in the manner specified therein. In addition, the Promoter shall provide to the Allottee(s) the details of change/modification/introduction in taxes, which is paid or demanded along with the Acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective.
- 1.6** The Total Price of Unit includes price of land, construction of, not only the Unit but also, the common areas, internal development charges, external development charges, cost of providing electric wiring, electrical connectivity to the Unit, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, etc. and includes cost for providing all other facilities, amenities and specification to be provided within the Unit and the Building/Said Project. However, the Allottee is aware that in addition to the Total Price the Allottee shall have to contribute an amount towards water infrastructure fund as detailed in **Clause 1.9 and 1.10**.
- 1.7** The Total Price is escalation free, save and except increases which the Allottee(s) hereby agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in charges/taxes/levies or introduction of new charges/levies/taxes which may be levied or imposed by the competent authority, from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee(s) for increase in development charges, cost/charges/taxes imposed by the competent authorities, the Promoter shall

enclose the said notification/ order/ rules/ regulations to that effect along with the demand letter being issued to the Allottee(s), which shall only be applicable on subsequent payments.

Provided that if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the Said Project as per registration with the Authority, which shall include the extension of registration, if any, granted to the Said Project by the Authority, as per the Act, the same shall not be charged from the Allottee(s).

- 1.8** The Allottee(s) shall be liable for all costs, charges and expenses [subject to maximum of Rs. 10000/- (Rupees Ten Thousand only) in connection with the costs of the preparing, executing and registering of this Agreement or related agreements, conveyance or conveyances, sub lease deed, sale deed and any other document or documents required to be executed by the Promoter for preparation and approval of such documents.
- 1.9** The Promoter has represented to the Allottee(s) that it has applied to the Public Health & Engineering Department (PHED), Jaipur for providing water to the Whole Project vide its letter dated 30<sup>th</sup> January, 2017. In case, PHED agrees to provide water to the Whole Project, it may require the Promoter to create an appropriate infrastructure to source and supply water to the Whole Project including the Said Project. PHED may also undertake laying of pipe lines from the pump house till the entrance of the Whole Project. Further water shall be supplied through pipelines from the entrance of the Whole Project to the underground water tanks and from there water shall be supplied to individual Apartments. For creation of water infrastructure a certain amount shall be required to be deposited with the PHED as per the amount raised by PHED.
- 1.10** The Promoter represents further that the Allottee(s) shall be required to contribute an amount of Rs. \_\_\_\_ (Rupees \_\_\_\_\_ Only) towards creation of water

infrastructure fund. Any increase or decrease in the demand raised by Government shall be collected/ refunded to/from the Allottee(s) proportionately. The Allottee(s) understands that till the time the infrastructure is developed, water shall be obtained through tankers.

- 1.11** The Promoter has already received an advance/ booking amount from the Allottee(s) as mentioned in **Part II of Schedule C** and the Allottees(s) agrees and undertakes to pay the balance amount strictly in accordance with the payment plan given in **Part II Schedule - C** attached hereto.

Provided that if the Allottee(s) delays in payment towards any amount which is payable as per this Agreement, he shall be liable to pay Delay Payment Charges. The Allottee is aware that the taxes including GST shall be payable in addition to the Delay Payment Charges for delay in payment of any due amount under this Agreement.

- 1.12** The Promoter shall not make any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described therein at **Schedule – E** in respect of the Unit without the previous written consent of the Allottee(s) and the Allottee(s) further agrees that such consent shall not be unreasonably withheld and Promoter shall not make any other additions and alterations in the approved plans and specifications amenities as described therein at **Schedule- E** in respect of the Building without the previous written consent of the 2/3<sup>rd</sup> of allottee(s) of the Building. The Promoter may send a letter to the Allottee(s) for the purpose of taking such consent through Registered A.D. on the address mentioned herein and in case the Allottee(s) does not reply to such letter within one week from the date of delivery of letter, the same shall be deemed to be consent of the Allottee(s) as required under Section 14 of the Act. However, facilities/ services/ development works/ amenities, which are not part of the Building/Said Project but are/will be provided as part of the subsequent phases of Whole Project, may be changed depending upon the nature,



requirements and market demand and the Promoter shall not be liable for obtaining consent for the same from the Allottee(s), unless such modification/ alteration in the facility/ service/ development works/ amenities affect the Allottee(s) directly.

Provided that, the Promoter may make such minor additions or alterations as may be required by the Allottee(s), or such minor changes or alterations as per the provisions of Section 14 of the Act.

**1.13** The Promoter shall confirm to the final Carpet Area and balcony area that has been allotted to the Allottee(s) after the construction of the Building is complete. The Total Price payable for the Carpet Area and balcony area shall be recalculated upon confirmation by the Promoter. If there is reduction in the Carpet Area and balcony area in total then the Promoter shall refund the excess money paid by Allottee(s) within 45 days with interest from the date when such an excess amount was paid by the Allottee(s). If there is any increase in the Carpet Area and balcony area in total, which is not more than three percent of the Carpet Area and balcony area of the Unit, allotted to the Allottee(s), the Promoter may demand that from the Allottee(s) along with the next milestone of the Payment Plan as provided in this Agreement. All these monetary adjustments whether refund or payment shall be made on the basis of Carpet Area and balcony area. Further Carpet Area shall be measured from brick to brick and balcony dimension shall be upto the outer edge of the balcony slab.

**1.14** Subject to **Clause 9.3**, the Promoter agrees and acknowledges that after registration of conveyance deed of the Unit, the Allottee(s) shall have the right to the Unit as mentioned below:

- (i) The Allottee(s) shall have exclusive ownership of the Unit.
- (ii) The Allottee(s) shall also have undivided proportionate ownership and share in the Said Plot upon which the Building is built/being built. Further,

the Allottee shall use public area such as roads, park etc. along with other occupants and maintenance staff etc., without causing any inconvenience or hindrance to them.

- (iii) That the computation of the price of the Unit includes recovery of price of land, construction of, not only the Unit but also, the common areas, internal development charges, external development charges, cost of providing electric wiring, electrical connectivity to the Unit, water line and plumbing, finishing with paint, marbles, tiles, doors, windows etc. and includes cost for providing all other facilities, amenities and specification to be provided within the Unit and the Building as detailed in **Part I of Schedule C**. The Allottee is aware that the amount towards water infrastructure fund as detailed in **clause 1.9** and **1.10** shall be payable in addition to the Total Price.
- (iv) To assess the extent of development of the Building and his Unit, the Allottee(s) may visit the Building / Said Project. However, The Promoter discourages such kind of visit by the Allottee(s) and his/her family members due to the risk at construction site. If the Allottee decides to visit site, he/she shall take due care and proper safety measures while visiting the site as construction activities are in full swing and the Promoter shall not in any way be held responsible for any accident, fall of any object, mishappening etc., caused to/with Allottee(s) and his/her accompanying persons while assessing the site. Further, the Promoter strictly prohibits the visit of children at construction site.

**1.15** In case of the Building, front setback area of the Said Plot can be used proportionately as parking area by all the allottees of the Building.

**1.16** The Allottee(s) undertakes to park his vehicle strictly within the parking area available for his Unit and not anywhere else in the Whole Project.

**1.17** The Allottee(s) agrees and understands that except the Unit as described in **Schedule-B** attached hereto, the Allottee(s) shall have no ownership claim or

right of any nature in respect of any un-allotted saleable spaces in the Building/Said Project/Whole Project. Such un-allotted saleable spaces shall remain the exclusive property of the Promoter, which it shall be free to deal with, in accordance with applicable laws. Convenience shops, shops, dining hall, ATM space, kiosk etc. built in any part of the Building/Said Project/Whole Project are in the nature of saleable Apartment and therefore shall be the exclusive property of the Promoter and he shall be free to deal with it.

- 1.18** The Promoter shall be exclusively entitled to install its signage, hoarding, **any other** kind of branding for its any past, present and future project at any suitable place in the Whole Project and the Allottee and the Owner's Association shall not have or shall not obstruct on utilization of this right by the Promoter.

The Allottee(s) agrees that if the Allottee(s) delays in payment towards any amount which is payable, he shall be liable to pay Delay Payment Charges and taxes at the prescribed rates. The obligations of the Allottee(s) to pay the amount and the liability towards Delay Payment Charges as aforesaid may be reduced when mutually agreed to between the Promoter and the Allottee(s).

- 1.19** Lawn Area for ground floor allottee(s) and roof area in case of second floor allottee(s) or any other area exclusively earmarked for a particular apartment/unit by the Promoter shall form part of Limited Common Areas of Building for use and enjoyment of allottee(s) of that apartment to the exclusion of other allottee(s). However, these allottee shall not create any hindrance to maintenance staff or other allottee(s) for repair work and installation of common utilities such as dish antenna etc.

- 1.20** The Allottee(s) hereby agrees and acknowledges that the Promoter shall not be under any obligation to provide any services and/or facilities except as specifically mentioned in this Agreement.

**1.21** The Promoter agrees to pay all outgoings/ dues before transferring the physical possession of the Unit to the Allottee(s) which it has collected from the Allottee(s). If the Promoter fails to pay all or any of the outgoings/ dues collected by it from the Allottee(s) before transferring the Unit to the Allottee(s), the Promoter agrees to be liable, even after the transfer of the Unit, to pay such outgoings/ dues and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefore by such authority or person.

**1.22** That the Whole Project shall always be known as “**Gulmohar Gardens**” and the Said Project shall always be known as “**Gulmohar Gardens Phase V**” and the name of the Whole Project and the Said Project shall not be changed except with the consent of the Promoter.

## **2 MODE OF PAYMENT:**

**2.1** Subject to the terms of the Agreement and the Promoter abiding by the construction milestones, the Allottee(s) shall make all payments, on written demand by the Promoter, within the stipulated time as mentioned in the payment plan given in **Part II of Schedule- C** hereunder through account payee cheque/ demand draft/ banker's cheque or online payment (as applicable) in favor of \_\_\_\_\_ payable at \_\_\_\_\_ .

## **3 COMPLIANCE OF LAWS RELATING TO REMITTANCES:**

**3.1** The Allottee(s), if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act,1999 ('**FEMA**'), Reserve Bank of India Act, 1934 ('**RBI Act**') and the Rules and Regulation made there under or any statutory amendments or modifications made thereof and all others applicable laws including that of remittance of payment, acquisition/ sale/ transfer of immovable properties in India etc. and

provide the Promoter with such permission, approval which would enable the Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of FEMA or statutory enactments or amendments thereof and the Rules and Regulation of the Reserve Bank of India or any other applicable law. The Allottee(s) understands and agrees that in the event of any failure on his/ her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/ she may be liable for any action under FEMA or other laws as applicable, as amended from time to time.

- 3.2** The Promoter accepts no responsibility in regard to matters specified in **Clause 3.1** above. The Allottee(s) shall keep the Promoter fully indemnified and harmless in this regards. Whenever there is any change in the residential status of the Allottee(s) subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee(s) to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any, under the applicable laws. The Promoter shall not be responsible towards any third party making payment/remittances on behalf of Allottee(s) and such third party shall not have any right in the application/allotment of the Unit in any way and the Promoter shall be issuing the payment receipts in favor of the Allottee(s) only.

**4      ADJUSTEMENT/ APPROPRIATION OF PAYMENTS:**

- 4.1** The Allottee(s) hereby authorizes the Promoter to adjust/ appropriate all payments made by him/ her under any head of dues against lawful outstanding of the Allottee(s) against the Unit, if any, in his/ her name and the Allottee(s) undertakes not to object/ demand/ direct the Promoter to adjust his payments in any manner.

**5      TIME IS ESSENCE:**

**5.1** The Promoter shall abide by the time schedule for completing the Said Project as disclosed at the time of registration of the Said Project with the Authority and towards handing over the Unit to the Allottee(s).

## **6 CONSTRUCTION OF THE BUILDING:**

**6.1** The Allottee(s) has seen the proposed layout plan, floor plan, specifications, amenities and facilities of the Unit and accepted the floor plan, payment plan and the specification, amenities and facilities annexed along with this Agreement which has been approved by the competent authority, as represented by the Promoter. The Promoter shall develop the Building in accordance with the said layout plans, floor plans and specifications, amenities and facilities. Subject to the terms in this Agreement, the Promoter undertakes to strictly abide by such plans approved by the competent authorities and shall also strictly abide by the bye-laws, FAR, and density norms and provisions prescribed by the relevant building bye-laws and shall not have an option to make any variation/ alteration/ modification in such plans, other than in the manner provided under the Act and the procedure agreed under **clause 1.12** hereinabove, and breach of this term by the Promoter shall constitute a material breach of this Agreement.

## **7 POSSESSION OF THE UNIT**

**7.1 Schedule for possession of the Unit** – The Promoter agrees and understands that timely delivery of possession of the Unit to the Allottee(s) is the essence of the Agreement. The Promoter assures to handover possession of (a) Villas constructed / to be constructed on Plot No. E-67 to E-73, E-102 to E-108 and Plot No. E-121 to E-132 with all specifications, amenities and facilities on or before place on or before July, 2018 including a grace period of six months, (b) Villas on Plot No. E-0109to E-0120 and Floors on Plot No. E-058 to E-066 with all specifications, amenities and facilities on or before November, 2018 including a grace period of six months unless there is delay or failure due to (“Force Majeure”). If, however,

the completion of Building/Said Project is delayed due to the Force Majeure conditions then the Allottee(s) agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Unit and the Promoter shall not be liable to pay any penalty/interest/compensation during such Force Majeure condition, provided that such Force Majeure conditions are not of a nature which makes it impossible for the contract to be implemented. The Allottee(s) agrees and confirms that, in the event it becomes impossible for the Promoter to complete the Building due to Force Majeure conditions, which shall be assessed by the Promoter, the Promoter shall inform the Allottee(s) about such impossibility along with notice of termination of one month and upon termination of this allotment, the Promoter shall refund to the Allottee(s) the entire amount received by the Promoter from the Allottee(s) with Delay Payment Charges computed at Interest Rate within forty-five days from the date on which termination became effective. After refund of the money paid by the Allottee(s), the Allottee(s) agrees that he/ she shall not have any rights, claims etc. against the Promoter and the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement

- 7.2 Procedure for taking possession-** The Promoter, upon completion of the Building shall vide offer letter (“**Offer Letter**”) offer in writing the possession of the Unit, to the Allottee(s) in terms of this Agreement. Within 30 days of the date of offer of possession given to the Allottee(s) by the Promoter, the Allottee(s) shall make payment of all dues, outstanding, interest, if any, maintenance security etc. to the Promoter and within 50 days from clearance of entire dues, outstanding charges, if any, the Allottee(s) shall take physical possession of the Unit and simultaneously get conveyance of his Unit done from the Promoter by getting the conveyance deed/sale deed/sub lease deed registered before the Sub Registrar, Jaipur. After expiry of 3 (Three) full calendar months from the date of completion certificate, the Allottee(s) shall be liable to pay the maintenance charges as determined by the Promoter/Owners Association/Maintenance Agency, as the case may be. The Promoter agrees and undertakes to indemnify the Allottee(s) in

case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter which the Promoter is liable to comply/carry out as per the Applicable Laws provided such failure is not on account of reasons beyond the controls of Promoter and/or on account of any default/delay on the part of the Allottee(s). The Allottee(s) shall be solely responsible and liable for compliance of the provisions of Indian Stamp Act, 1899, Rajasthan Stamp Act, 1998 and Registration Act, 1908 including any actions taken or deficiencies/penalties imposed by the competent authority. The Promoter shall not be responsible for any damage caused to the Unit on account of delay on the part of the Allottee(s) in taking over possession and in such event the Allottee(s) shall have to take possession of the same on “*as is where is basis*”. The Promoter shall not be held responsible in any manner for any future mishaps like fire, earthquake, flood etc. OR any accident caused due to any of machineries installed like electrical equipment, and transformer, etc.

**7.3 Cancellation by Allottee(s)-** The Allottee(s) shall have the right to cancel/withdraw his allotment in the Building as provided in the Act:

Provided that where the Allottee(s) proposes to cancel/withdraw the allotment of the Unit without any fault of the Promoter, before the completion of the Building, the Promoter shall be entitled to forfeit the Earnest Amount, all any taxes, duties, cess, etc. deposited by the Promoter to the concerned department/authority in respect of the Unit and all other penalties and Delay Payment Charges in respect of the Unit, as on the date of such termination, from the amounts paid by the Allottee(s) till such date and the balance amount shall be returned by the Promoter to the Allottee(s) without any interest, from the amounts realized from the allotment/sale of Unit to a new allottee/buyer.

**Cancellation by Allottee(s) after Completion of the Project -** Where the Allottee(s) proposes to cancel/withdraw the allotment of the Unit without any fault of the Promoter, after completion of the Building, the Promoter shall be



entitled to forfeit twice the Earnest Amount, all any taxes, duties, cess, etc. deposited by the Promoter to the concerned department/authority in respect of the Unit and all other penalties and Delay Payment Charges in respect of the Unit, as on the date of such termination, from the amounts paid by the Allottee(s) till such date and the balance amount shall be returned by the Promoter to the Allottee(s) without any interest, from the amounts realized from the allotment/sale of the Unit to a new allottee/buyer.

**Compensation** –The Promoter shall compensate the Allottee(s) in case of any actual loss, caused to him due to defective title of the Said Plot, on which the Building is being developed or has been developed, in the manner as provided under the Act and the claim for the interest and compensation under this provision shall not be barred by limitation provided under any law for the time being in force.

- 7.4** The Allottee(s) shall be liable to pay from the date of expiry of 30 days of the date of Offer letter or date of actual possession, whichever is earlier, house-tax, property-tax, or any other fee, cess or tax as applicable under law, as and when levied by any local body or authority and so long as the Unit of the Allottee(s) is not separately assessed to such taxes, fees or cess, the same shall be paid by the Allottee(s) in proportionately. If the Promoter has to pay the aforesaid amounts on the behalf of the Allottee(s), the Allottee(s) shall be liable to reimburse the same to the Promoter within 15 days from the date of notice in this regard from the Promoter failing which the Promoter shall be entitled to charge delay payment charges for the period commencing on the date on which the Promoter paid the said amounts to the concerned authorities and ending on the date on which the Allottee(s) pays the said amounts to the Promoter.

## **8 REPRESENTATIONS AND WARRANTIES OF THE PROMOTER**

The Promoter hereby represents and warrants to the Allottee(s) as follows:

- (i) The Promoter has absolute, clear and marketable title with respect to Said Plot and the requisite rights to carry out development upon the Said Plot and absolute, actual, physical and legal possession of the Said Plot for construction of the Building.
- (ii) The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the Said Project including the Building.
- (iii) Except those mentioned in this Agreement, there are no encumbrances upon the Said Plot/Building or the Unit.
- (iv) There are no litigations pending before any Court of law with respect to the Said Plot or Building or the Unit.
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Scheduled Land, Whole Project, Said Project, Building and Unit are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has been and shall, at all times, remain in compliance with all applicable laws in relation to the Said Project/Building and Unit of the Building.
- (vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee(s) created herein, may prejudicially be affected.
- (vii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement or arrangement with any person or party with respect to the Said Plot which will, in any manner, affect the rights of Allottee(s) under this Agreement.
- (viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the Unit to the Allottee(s) in the manner contemplated in this Agreement.

- (ix) At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the Unit to the Allottee(s).
- (x) The Said Plot is not the subject matters of any HUF and that no part thereof is owned by any minor and /or no minor has any right, title and claim over the Said Plot.
- (xi) The Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Said Project/Building to the Competent Authorities till its completion.
- (xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the property) has been received by or served upon the Promoter in respect of the Scheduled Land and/or the Said Project.

## **9 EVENTS OF DEFAULTS AND CONSEQUENCES:**

**9.1** Subject to the Force Majeure clause, the Promoter shall be considered under a condition of default, in the following events, namely:-

- (i) The Promoter fails to complete or provide ready to move in possession of the Unit to the Allottee(s) without any default on the part of the Allottee(s), within the time period specified in **Clause 7.1** above in this Agreement or fails to complete the Building within the stipulated time disclosed (as extended as per the Act) at the time of registration of the Said Project with the Authority. For the purpose of this clause, 'ready to move in possession' shall mean that the Unit shall be in a habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities, as agreed to between the parties and as specified in **Schedule F** and for which completion certificate (if

required under Applicable Laws) has been issued by the competent authority;

- (ii) Discontinuance of the Promoter's business as a Developer on account of suspension or revocation or expiry of his registration under the provisions of the Act or the rules or regulations made there under.

**9.2** In case of default by the Promoter under the conditions listed above, Allottee(s) is entitled, subject to the condition that there is no default on the part of the Allottee(s) to the following:-

- (i) Stop making further payments to the Promoter as demanded by the Promoter. If the Allottee(s) stops making payments, the Promoter shall correct the situation by completing the construction/ development milestones and only thereafter the Allottee(s) be required to make the next payment without any delay payment charges; or
- (ii) The Allottee(s) shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee(s) under any head whatsoever towards the purchase of the Unit, along with interest calculated at Interest Rate within forty-five days of receiving the termination notice:

Provided that where an Allottee(s) does not intend to withdraw from the Said Project or terminate the Agreement, he shall be paid, by the Promoter, interest calculated at Interest Rate for the period of delay till the handing over of the possession of the Unit, which shall be paid by the Promoter to the Allottee(s) within forty-five (45) days of it becoming due.

**9.3** The Allottee(s) shall be considered having committed a default, on the occurrence of any one or more of the following events:

- (i) failure on the part of the Allottee(s) to make payment of any installment as per the Payment Plan, despite having been issued notice in that regard;

- (ii) delay/default by Allottee(s) under Clause 9.3 (i) above continues for a period beyond 2 consecutive months after demand notice from the Promoter in this regard;
- (iii) after the issuance of Offer Letter as per Clause 7.2 failure on the part of the Allottee(s) to deposit the stamp duty/registration charges/any other amounts due including Delay Payment Charges, if applicable, under this Agreement within the period mentioned in the Offer Letter;
- (iv) after the issuance of Offer Letter as per Clause 7.2 the delay/failure on the part of the Allottee(s), having paid all the amounts due to the Promoter under this Agreement, in execution and registration of conveyance deed of the Unit and/or taking possession of Unit within the period mentioned in Offer Letter;
- (v) breach of any other terms & conditions of this Agreement on the part of the Allottee(s);
- (vi) violation of any of the Applicable Laws on the part of the Allottee(s).

**9.4** The Promoter's rights/remedies upon occurrence of any of event of default on the part of the Allottee(s) as mentioned **Clause 9.3** above shall be as follows:

- (i) Upon occurrence of event of default mentioned in Clause 9.3(i) the Allottee(s) shall be liable to pay Delay Payment Charges on the overdue amounts for the period commencing from the date on which such overdue amounts or part thereof were due to be paid by the Allottee(s) to the Promoter and ending on the date of the payment of such overdue amounts by the Allottee(s) to the Promoter;
- (ii) Upon occurrence of event of default mentioned in Clause 9.3(ii) the Promoter may cancel the allotment by terminating this Agreement by serving a notice of 30 days to the Allottee(s) in this regard;

- (iii) Upon occurrence of event of default mentioned in Clause 9.3(iii), (iv), (v) and (vi) the Promoter shall have the option to terminate this Agreement as mentioned in Clause 9.4 (ii); Further in case of event of default under Clause 9.3(iii), till the time Promoter exercise the option to terminate this Agreement it shall be entitled to (a) recover Delay Payment Charges as per **Clause 9.4 (i)** and (b) recover maintenance charges from the Deemed Date of Possession; (c) recover holding/ safeguarding charges @ 0.1\_% per month on the Total Price of the Unit; (d) taxes mentioned in **Clause 7.4**; (e); withhold registration of the conveyance deed of the Unit in favour of the Allottee(s); and to refuse possession of Unit to the Allottee(s) till payment of amounts mentioned **Clause 9.3(iii)** and Allottee(s) hereby authorizes the Promoter for the same.
- (iv) The rights and remedies of the Promoter under this Clause shall be in addition to other rights and remedies available to the Promoter under Applicable Laws, equity and under this Agreement. Further, acceptance of any payment without Delay Payment Charges shall not be deemed to be a waiver by the Promoter of its right of charging such Delay Payment Charges or of the other rights mentioned in this Agreement.

**9.5** Upon termination of this Agreement by the Promoter as mentioned hereinabove, the Allottee(s) shall not have any lien, right, title, interest, or claim in respect of the Unit. The Promoter shall be entitled to sell the Unit to any other person or otherwise deal with the Unit in any manner whatsoever and the Promoter shall be entitled to forfeit the following amounts out of the amounts paid by the Allottee(s) and refund the balance to the Allottee(s) without any interest after the sale of Unit to a new allottee/buyer, from the amounts realized from the such new allottee/buyer:

- (i) The Earnest Amount;

- (ii) all taxes, duties, cess, etc. deposited by the Promoter to the concerned department/authority in respect of the Unit;
- (iii) The Delay Payment Charges paid/payable by the Allottee(s) to the Promoter as per **Clause 9.4(i)** and/or **9.4 (iii)**, if applicable;

**9.6** Without prejudice to the rights of the Promoter under this Agreement, the Promoter shall be entitled to file/initiate appropriate complaint/proceedings against the Allottee(s) under the Act for default/breach of any of the terms and conditions of this Agreement or the provisions of the Act/ Rules /Regulations.

## **10 MAINTENANCE OF THE SAID PROJECT:**

**10.1** That one of the factors for the allottee(s) to buy unit in its project is that the Promoter is known for appropriate standards of maintenance and management services in relation to its project through its associate Ashiana Maintenance Services, LLP (“Maintenance Agency”). Maintenance Agency has very rich and vast experience and expertise in the management and maintenance of large size residential projects having all modern equipments, amenities and facilities such as club house, swimming pool, gym, STP, water treatment plant, power back up system, reticulated pipe gas network, video door phone, CCTV surveillance system or other modern security system, lifts, horticulture etc. The Allottee(s) is aware that due to qualitative and cost effective maintenance of its projects, the Maintenance Agency is able to maintain the beauty and aesthetic look of its projects consistently which not only increases the life of its projects but gives appreciation to the value of the projects. Apart from qualitative maintenance of the project, Maintenance Agency organizes various sports, cultural and festive activities from time to time for the benefit and enjoyment of the residents which ultimately provides a good lifestyle to the residents. The Allottee(s) understands that other allottees have also booked/bought units in its projects because of the above characteristics of Maintenance Agency. Accordingly, the Maintenance Agency is being appointed to carry out the maintenance of the Building/Said

Project/Whole Project at competitive prices until its appointment is recalled and another maintenance agency is appointed after notice period of six months by the Owners Association through a majority resolution.

**10.2** The owners of the units/apartments in Gulmohar Gardens Phase-I, which forms part of the Whole Project, have initiated the process of formation of an association by the name “Gulmohar Gardens Owners’ Association”, under Rajasthan Societies Act, 1860 for the Whole Project comprising of Gulmohar Gardens Phase-I, Gulmohar Gardens Phase II, Gulmohar Gardens Phase III, Gulmohar Gardens Phase VII, Said Project, including the Building and subsequent phases of the Whole Project. Gulmohar Gardens Owners’ Association has a set of bye laws (hereafter referred to as "**Bye-Laws**") which shall govern the Owners Association and the members of the Owners Association i.e. the unit owners in the Building/Whole Project. All the owners of units/apartments in the Whole Project shall become members of the Gulmohar Gardens Owners’ Association by payment of membership fees and shall abide by the Bye-Laws of the Gulmohar Gardens Owners’ Association. The Allottee(s) shall become member of the Gulmohar Gardens Owners’ Association by signing necessary forms/documents for the Unit and hereby undertakes to comply with the Bye-Laws in letter and spirit.

**10.3** The Allottee(s) shall not raise any objection, if any changes or modifications are made in the draft Bye-Laws as may be required by the Registrar of societies or other competent authority as the occasion may demand.

**10.4** The Allottee(s) hereby agrees that his/her right to the use of common facilities of the Building/Whole Project shall be subject to timely payment of total maintenance charges and performance by the Allottee(s) of all his/her obligations in respect of the terms and conditions specified under this Agreement.



**10.5** Allottee(s) shall be bound by all the terms and conditions of the Agreement of Association, Bye- Laws, maintenance agreement and any other agreement entered by the Owners Association and any decisions taken by the Owners Association as per it Bye –Laws.

**11. DEFECT LIABILITY:**

**11.1** It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Promoter as per this Agreement relating to such development is brought to the notice of the Promoter within a period of five (5) years by the Allottee(s) from the date of Offer Letter, it shall be the duty of the Promoter to rectify such defects without further charge, within thirty (30) days, and in the event of Promoter's failure to rectify such defects within such time, the aggrieved Allottee(s) shall be entitled to receive appropriate compensation in the manner as provided under the Act. However, in case any damage to the Unit is caused by the Allottee(s) and/or any reasonable wear and tear and/or any damage caused due to Force Majeure shall not be covered under defect liability period.

**12. INDEMNIFICATION**

**12.1** The Allottee(s) shall, without prejudice to any other rights of the Promoter, agrees to indemnify and keep fully indemnified, hold harmless and defend the Promoter, from and against third party claims, demands, actions, suits, proceedings, judgments, orders, damages, costs, losses and expenses of any nature whatsoever brought against the Promoter or which the Promoter may suffer or incur due to or by reason of the Allottee(s) making, committing, causing or permitting to be made or committed any default or breach in respect of or non-observance or non-compliance with (i) any of the provisions/covenants of this Agreement and/or (ii) any representation or warranties or covenants of the Allottee(s) being false or incorrect and/or (iii) any other claim, cost or damage directly attributable to the

obligations of the Allottee(s) under the Agreement or due to failure/delay of the Allottee(s) to comply with its obligations under the applicable Central and/or State and local laws and/or of any of the provisions of this Agreement and/or (iv) termination of this Agreement by the Allottee(s) without any default/delay on the part of the Promoter and/or (v) due to failure of the Allottee(s) to execute and deliver this Agreement to the Promoter within the time prescribed in **Clause 29** and/or (vi) due to failure of the Allottee(s) to appear before the sub-registrar for registration of this Agreement as per **Clause 29** and/or (vii) termination of this Agreement by the Promoter due to any default/delay on the part of the Allottee(s).

**12.2** The Parties acknowledge that the foregoing indemnities shall survive the termination of this Agreement.

**12.3** The indemnification rights of the Promoter under this Clause shall be in addition to any other rights and remedies available to the Promoter under Applicable Laws, equity and this Agreement.

### **13. SPECIFIC PERFORMANCE**

**13.1** The Parties hereto acknowledge and agree that damages alone would not provide an adequate remedy for any breach or threatened breach of the provisions of this Agreement and therefore that, without prejudice to any and all other rights and remedies the Promoter may have, the Promoter shall be entitled to the remedies of injunction, specific performance and other equitable relief for any threatened or actual breach of the provisions of this Agreement. The remedies set forth in this Clause are cumulative and shall in no way limit any other remedy the Promoter may have under law or in equity or pursuant hereto.

### **14. RIGHT TO ENTER THE UNIT FOR REPAIRS:**

**14.1** The Promoter/ Owners Association shall have right of unrestricted access of all common areas, parking spaces and limited common areas for providing necessary maintenance services and the Allottee(s) agrees to permit the Promoter/ Owners Association/ to enter into the Unit or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

**15. USAGE:**

**15.1 Use of service areas:-** The service areas, if any, as located within the Building / Said Project / Whole Project, shall be earmarked for purposes of services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee(s) shall not be permitted to use the services areas in any manner whatsoever, other than those earmarked.

**16. GENERAL COMPLIANCE WITH RESPECT TO THE UNIT :**

- (i) The Allottee(s) shall, after taking possession, be solely responsible to maintain the Unit at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Unit, which may be in violation of any laws or rules of any authority or change or alter or make additions to the Unit, and keep the Unit, its walls and partitions, sewers, drains, pipes and appurtenances thereto or belonging thereto in good and tenantable condition and repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized.
- (ii) The Allottee(s) further undertakes, assures and guarantees that he/ she would not put any sign-board/ name-plate, neon light, publicity material or

advertisement material etc. anywhere in the Said Project/Whole Project, buildings therein or common areas.

- (iii) The Allottee(s) shall also not change the color scheme of outer wall or painting of the exterior side of windows or carry out any change in the exterior elevation or design.
- (iv) Further the Allottee(s) shall not store any hazardous or combustible goods in the Unit or place any heavy material in the common passages or staircase of the Building. The Allottee(s) shall also not remove any wall, including the outer and load wall of the Unit.
- (v) That all fixtures and fittings including but limited to air conditioners, coolers etc. shall be installed by the Allottee(s) at place earmarked or approved by the Promoter/ Owners Association and nowhere else. The non-observance of the provisions of this clause shall entitle the Promoter or Owners Association, as the case may be, to enter the Unit, if necessary and remove all non-conforming fittings & fixtures at the cost and expenses of the Allottee(s).
- (vi) The Allottee(s) agrees to abide by and comply with the bye-laws or housing rules or such rules which may be issued from time to time by the Owners Association in the interest of the upkeep, cleanliness, security, etiquettes and maintenance of the Building/Said Project/Whole Project.
- (vii) The Allottee(s) shall not raise any construction whether temporary or permanent on the rear/front balcony/ lawns /roof-top/ terrace under his/her/its use.
- (viii) It is in the interest of the Allottee(s), to help the Owners Association in effectively keeping the Unit and/or the Building/Said Project/Whole Project secured in all ways, For the purpose of security, the Owners Association would be free to restrict and regulate the entry of visitors into the Said Project/Whole Project.
- (ix) The Allottee(s) shall not use the Unit for any purpose other than as set out under this Agreement nor use the same for any purpose which may or is

- likely to cause nuisance or annoyance to occupiers of the premises in the Building/Said Project/Whole Project or for any illegal or immoral purpose.
- (x) Allottee(s) shall not throw dirt, rubbish, rags, garbage etc. or permit the same to be thrown from the Unit in the compound or any portion of the Said Plot/Building/ Said Project/Whole Project.
  - (xi) Allottee(s) shall not do or permit to be done any act or thing which may render void or voidable any insurance of the Unit or lead to increase in insurance premium payable in respect of the insurance of the Unit / Building/Said Project and Whole Project.
  - (xii) Allottee(s) shall not damage in any manner, the columns, beams, walls, slabs or R.C.C. parapet or other structures in the Unit. The Allottee(s) shall also not remove any wall, including the outer and load wall of the Unit.
  - (xiii) The Allottee(s) shall plan and distribute its electric load in conformity with the electric systems installed by the Promoter and thereafter the Owners Association and/or maintenance agency appointed by the Owners Association. The Allottee(s) shall be solely responsible for any loss or damages arising out of breach of any of the aforesaid conditions.
  - (xiv) After handing over of the Building/Said Project/Whole Project, it shall be the responsibility of the Owner's Association for obtaining / renewal of insurance for the Building/Said Project / Whole Project and pay insurance premiums.

## **17. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:**

**17.1** The Parties are entering into this Agreement for the allotment of Unit with the full knowledge of all laws, rules, regulations, notifications applicable to the Building/Said Project/Whole Project.

**17.2** Owner's Association shall be liable and responsible for applying or obtaining renewal of Consent to Operate, Renewal/ replacement of transformer and/or other

statutory renewals which are required to be obtained for the Building/Said Project/Whole Project in future after completion of the Project. The Allottee and Allottees of other units and/or Owners Association without any reference to the Promoter shall be entitled to approach the requisite authority for any such approvals/renewals. Failure to get statutory approvals or renewal within the prescribed time and/or consequences resulting due to non renewal of the statutory approvals shall not cast any liability on the Promoter.

**18. ADDITIONAL CONSTRUCTIONS AND SHARING OF SERVICES:**

**18.1** The Promoter undertakes that it has no right to make additions or to put up additional structure anywhere in the Building/Said Project after the building plan, layout plans sanction plan and specifications, amenities and facilities has been approved by the competent authorities and disclosed, except for as provided in the Act.

**18.2** The Promoter represents to the Allottee(s) that the Promoter intends to acquire another parcel of land adjacent to the Scheduled Land with the intention to develop the same as residential project after getting requisite statutory approvals from the competent authorities. The Promoter further represents that services developed on Scheduled Land and to be developed on the adjacent land under acquisition shall be integrated and allottees of both the parcels of land shall have equal right and interest on all the common areas and facilities. There may be certain services which shall be common for both the parcels of the land. The cost of maintenance for such services shall be borne proportionately by the Allottees of both the parcels of land. Upon integration, both the land parcels shall be one and shall together become one single project.

**18.3** The Promoter represents to the Allottee that the Entire Land consists of Scheduled Land, Land for Gulmohar Plaza and Other's Land. The Promoter is developing / developed separate projects on Scheduled Land and Land for Gulmohar Plaza. The Promoter further represents that there may be certain services like STP, ESS

and water facilities which shall be common for both the parcels of the land. The cost of maintenance for such services shall be borne proportionately by the Allottees of both the parcels of land.

**19. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:**

**19.1** Without affecting the rights and interest of the Allottee(s) in respect of the Unit under this Agreement, in case the Promoter raises finance, loan from any financial institution/Bank by way of mortgage/ charge securitization of receivables or in any other mode or manner by charge/mortgage of the Building, such mortgage shall be subject to the condition that the rights and interest of the Allottee(s) in respect of the Unit under this Agreement shall not be affected and the Allotte(s) shall be entitled to take loan from any bank/financial institution for purchase of the Unit and the Unit shall be free from all encumbrances at the time of registration of conveyance deed of the Unit. For the purpose of the same, the Promoter shall provide NOCs, etc. as may be required by the Allottee(s).

**20. BINDING EFFECT:**

**20.1** Forwarding this Agreement to the Allottee(s) by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee(s) until, firstly, the Allottee(s) signs and delivers this Agreement with all the Schedules along with the payments due as stipulated in this Agreement within thirty days from the date of receipt by the Allottee(s) and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee(s) and/or appear before the Sub- Registrar for its registration as and when intimated by the Promoter, then the Promoter shall be entitled to serve a notice to the Allottee(s) for rectifying the default, which if not rectified within 30 (thirty) days from the date of its receipt by the Allottee(s), Promoter shall have the option to cancel the allotment of the

Allottee and if so chosen by the Promoter, Earnest Amount deposited by the Allottee shall be forfeited. However, in case cancellation of booking is done within 30 days from the date of booking full advance payment shall be refunded without interest. The Allottee(s) shall be liable to pay all the cost incurred by the Promoter in respect of application and allotment of Unit to the Allottee(s), including preparation of this Agreement, postal cost, advocate fees, etc.

**21. ENTIRE AGREEMENT:**

**21.1** This Agreement, along with its schedules, annexure, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the Unit.

**22. RIGHT TO AMEND:**

**22.1** This Agreement may only be amended through written consent of the Parties.

**23. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/ SUBSEQUENT ALLOTTEES:**

**23.1** It is clearly understood and agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Unit and the Building/Whole Project shall equally be applicable to and enforceable against and by any subsequent allottee of the Unit, in case of a transfer, as the said obligations go along with the Unit for all intents and purposes.

**24. BROKERAGE:**



**24.1** In case the Allottee(s) has to pay any commission or brokerage to any person or services rendered by such person to the Allottee(s) whether in or outside India for acquiring the Unit for the Allottee(s) the Promoter shall in no way whatsoever be responsible or liable thereof and no such commission or brokerage shall be deductible from the amount of sale price agreed to be payable to the Promoter for the Unit.

**25. WAIVER NOT A LIMITATION TO ENFORCE:**

**25.1** The Promoter may, at its sole option and discretion, without prejudice to its rights as said out in this Agreement, expressly waive the breach by the Allottee (s) in not making payments as per the payment plan mentioned in **Part II of Schedule C** of this Agreement including waving the payment of delay payment charges for delayed payment. It is made clear and so agreed by the Allottee(s) that exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other allottees.

**25.2** Failure on part of the Parties to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision. Accordingly, any waiver by any party shall be in writing.

**26 SEVERABILITY:**

**26.1** 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 the Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and

remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

**27 METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:**

**27.1** Wherever in this Agreement it is stipulated that the Allottee(s) has to make any payment, in common with other allottees in the Building/Said Project/Whole Project, the same shall be the proportion which the carpet area plus balcony area of the Unit bears to the total carpet area and balcony area of all the Apartments in the Building/Said Project/Whole Project, as the case may be. However, maintenance charges for the Unit shall be calculated on the basis of super area.

**28 FURTHER ASSURANCES:**

**28.1** Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

**29 PLACE OF EXECUTION:**

**29.1** The execution of this Agreement shall be completed only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee(s), in 20 days after the Agreement is duly executed by the Allottee(s) and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar at-Jaipur

**30 NOTICES:**

**30.1** All the notices referred to in this Agreement shall be in writing and shall be deemed to be properly given and served on the party to whom such notice is to be given if sent either by registered A.D. post or speed A.D. post to the party at their respective addresses specified above.

It shall be the duty of the Parties to inform each other of any changes subsequent to the execution of this Agreement in the above address by registered/ speed post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee(s), as the case may be.

**31 JOINT ALLOTTEE:**

**31.1** That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottee(s).

**32 SAVINGS:**

**32.1** Any application, letter, allotment letter or any other document signed by the Allottee(s) in respect of the Apartment prior to execution and registration of this Agreement for Apartment shall not be construed to limit the right and interests of the Allottee(s) or the Promoter under this Agreement, under the Act, rules or regulations made thereunder.

**33 GOVERNING LAW:**

**33.1** That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.

**34 DISPUTES:**

- a) All or any disputes arising out of or touching upon or in relation to the terms of this Agreement/allotment letter or its termination including the interpretation and validity thereof and the respective rights and obligations of the Parties shall be settled amicably by mutual discussions between the Parties, failing which the issues shall be settled in the manner as provided under the Act.
- b) In case of non-compliance of any obligation cast upon the Promoter or the Allottee(s), as the case may be, under the Act or rules and regulations made thereunder or this Agreement, the aggrieved party may approach the Regulatory Authority for relief in the manner as provided under the Act.

IN WITNESS WHERE OF parties herein above named have set their respective hands and signed this Agreement for sale at ..... in the presence of attesting witness, signing as such on the day first above written.

**Signed and delivered by the within named Allottee(s) in the presence of witnesses on .....**

Passport size photograph  (First- Allottee)	Passport size photograph  (Second- Allottee)	Passport size photograph  (Third- Allottee)
Signature (Name) (First-Allottee)	Signature (Name) (Second-Allottee)	Signature (Name) (Third-Allottee)

**Signed and delivered by the within named Promoter in the presence of witnesses at**

**..... on .....**

<u>PROMOTER</u> For and on behalf of M/s
Name
Signature
Designation
<u>WITNESSES</u>
1- Signature
Name
Address
2- Signature
Name
Address

**Part-I OF SCHEDULE-A**  
(Description of Entire Land)

Name of Revenue village and Tehsil	Plot No.	Area (in meters)
Village Manpur, Bhatawala, Tehsil Sanganer, Rajasthan	W-001 to W-240 E-001 to E- 235 C-1 to C-7 and R-1 to R-36	16.2099 Hectares
	Total Area	

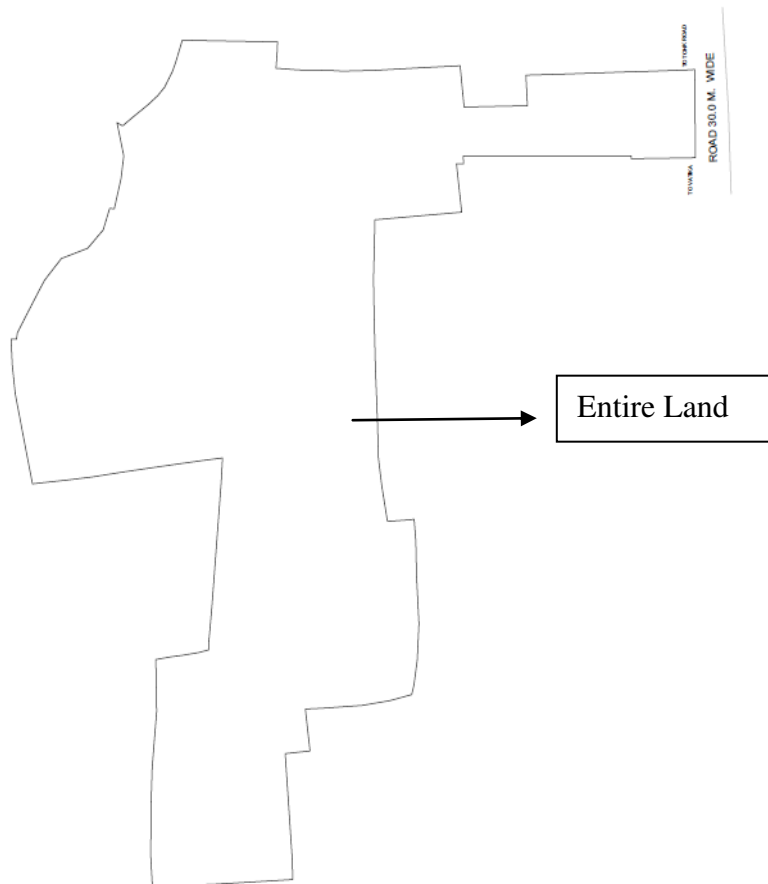
The piece and parcel of the plot of land in site is bounded on the: -

In North...Other's Land

In South...Sector Road 24.0 metre wide

In East....Sector Road 30 metre wide

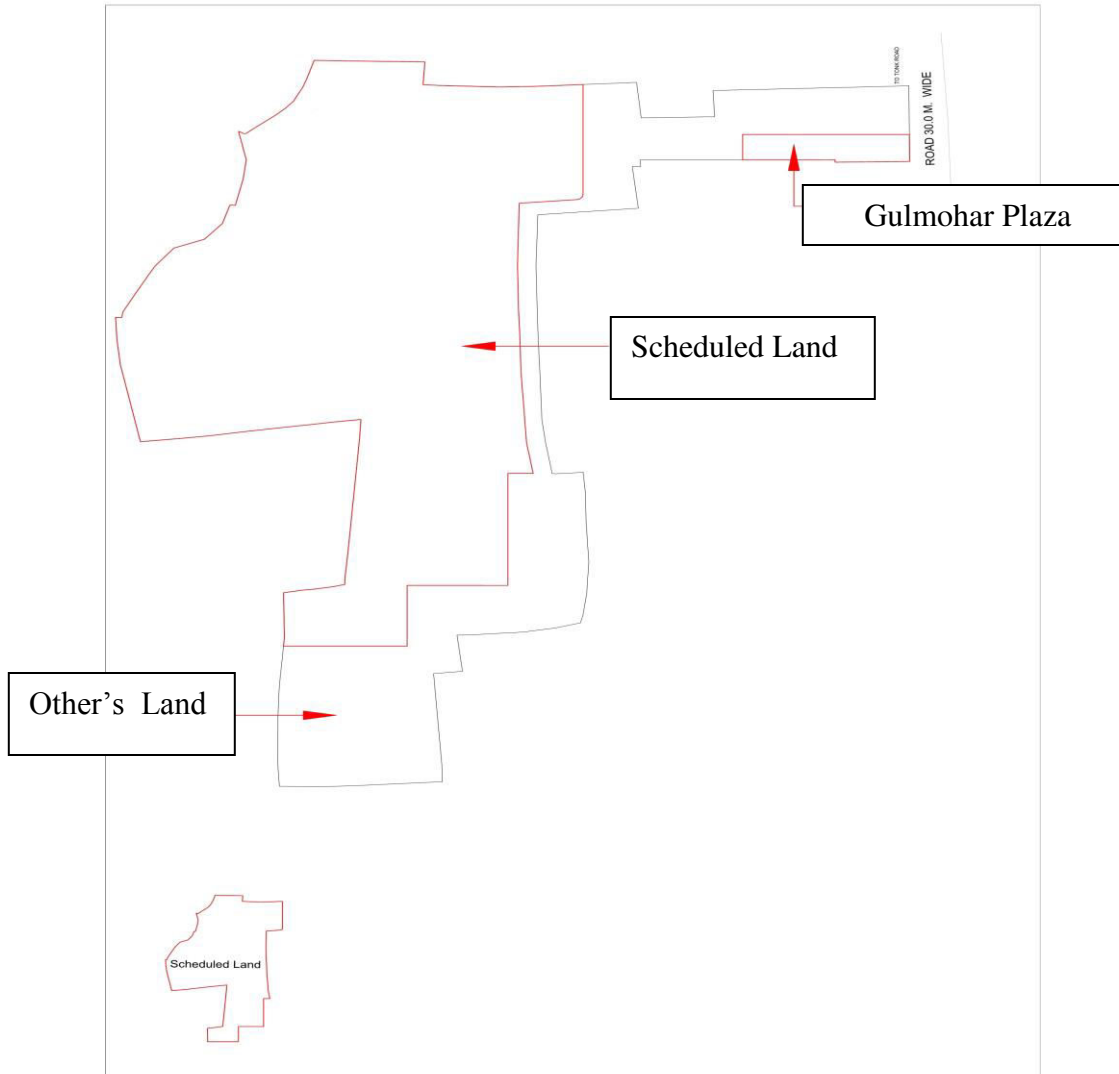
In West...Sector Road 30 metre



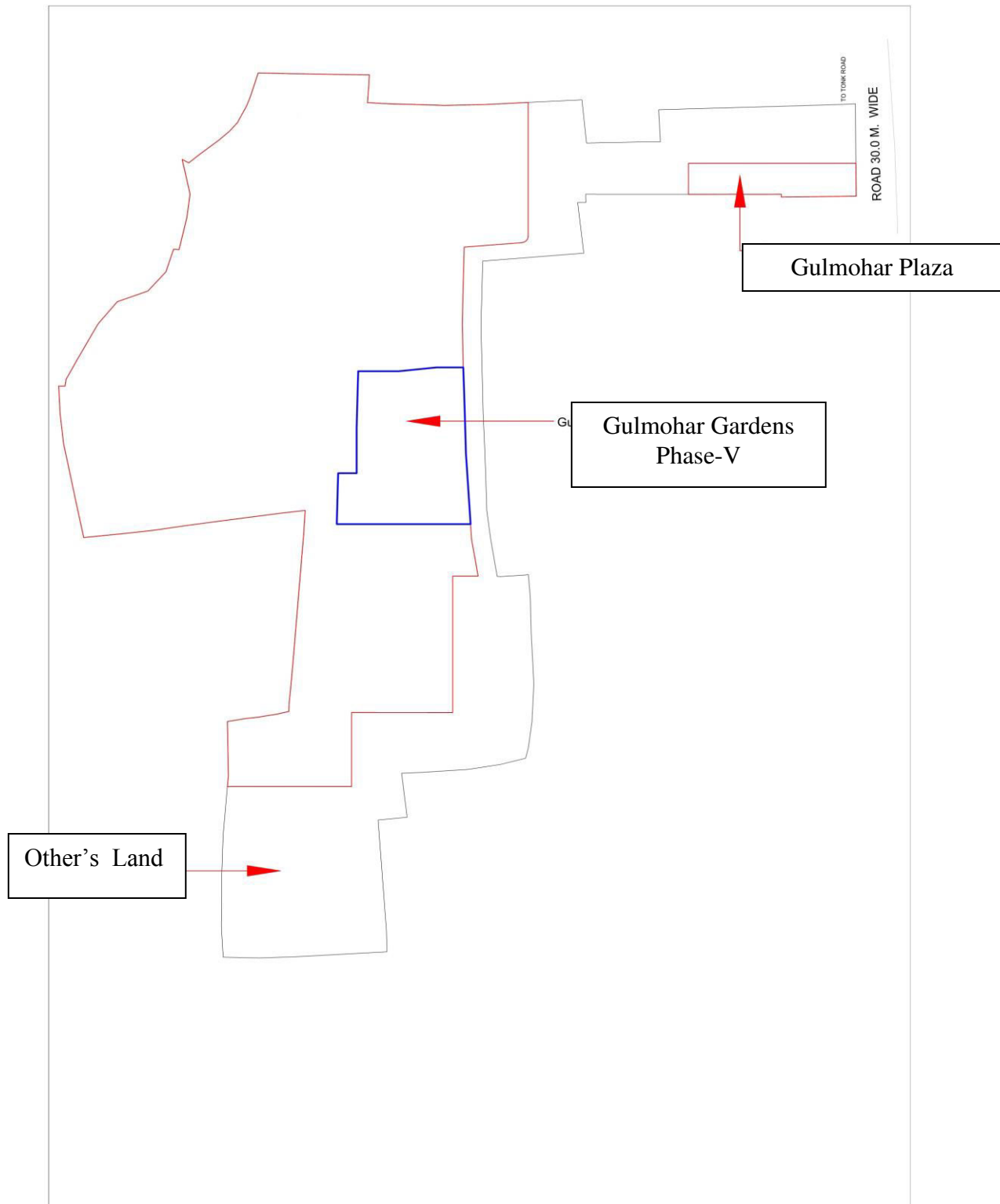
## Part-II of Schedule A

(Description of Scheduled Land )

Scheduled Land means plots bearing no. W-1 to W-65, W-67 to W-131,W-133 to W-191,E-15 to E-38, E-44 to E-187 and forming part and parcel of Entire Land and shown in the map as below-



**Part-III of Schedule A**  
**(Description of Said Project)**





**SCHEDULE-B**  
**(Description of the Unit )**

- a. Unit No. \_\_\_\_\_
- b. Floor: \_\_\_\_\_
- c. Plot No. \_\_\_\_\_
- d. Type: \_\_\_\_\_
- e. Carpet Area: \_\_\_\_\_ sq. mtr. (\_\_\_\_\_ sq. ft.).
- f. Exclusive Balconies / Verandah
  - i. Balcony / Verandah one: \_\_\_\_\_ sq. mtr. (\_\_\_\_\_ sq. ft.)
  - ii. Balcony / Verandah two: \_\_\_\_\_ sq. mtr. (\_\_\_\_\_sq. ft.)
  - iii. Balcony / Verandah three: \_\_\_\_\_ sq. mtr. (\_\_\_\_\_sq. ft.)
- g. Built- up Area: \_\_\_\_\_
- h. Super Area: \_\_\_\_\_

**Note-**

- (i) Before applicability of the Real Estate Regulation Act, immovable properties were generally sold on Super Area basis. It is now very difficult for the Allottee(s) to compare between the units sold on Super Area and the units being sold on Carpet Area basis. Therefore, for the purpose of making it comparable with the properties sold prior to applicability of Real Estate Regulation Act, Super Area of the Unit is being provided. Super Area has no commercial bearing. Consideration of the Unit is dependent on Carpet Area and exclusive balcony or verandah area and is not dependent on Super Area of the Unit.

**PART I OF SCHEDULE- C**

(Total Price of the Unit)

The total price of the Unit is Rs. \_\_\_\_\_(Rs. \_\_\_\_\_ only) is as follows:

Price of the Unit                      Rs. \_\_\_\_\_

Less Discount:                                      Rs. \_\_\_\_\_

Total Price:    Rs. \_\_\_\_\_

**PART II OF SCHEDULE- C**

**(Payment Schedule)**

Stage of development works and completion of Unit	Installment Amount (Rs. _____)
On booking	
One month before possession	

**Note- i)** Amount reflected above is exclusive of Service Tax/GST/VAT, interest, stamp duty and registration charges

**ii)** The Promoter offers various payment plans and the Allottee has the option to choose the plan he wishes to opt as per his convenience.

## **SCHEDULE- D**

### **(Detailed Plan of Development Works to be undertaken)**

The Promoter has conceived a detail plan of following development works to be developed in various phases in the Whole Project including the Said Project:

i) **Water Supply** - The Promoter has applied PHED, Jaipur for providing water to the residential units which is pending. Till that time, Promoter proposes to source water through tankers. Further, the Promoter proposes to create water infrastructure fund from the contributions of the allottee(s) to lay necessary infrastructure.

ii) **Piped Gases**- It has been proposed to engage an external agency for providing pipe gas facility through gas bank located at various locations. The agency shall lay down a reticulated system for provision of piped gas facility and shall install pre- paid meters in the apartment. The gas to each apartment shall be supplied directly by the agency on charges via pre –paid meters.

iii) **Electrical Supply**- Electricity/power shall be supplied by Jaipur Vidyut Vitran Nigam Limited

iv) **Sewage Treatment Plant**- The Promoter proposes / has installed an STP for treatment of sewage. Operationalisation of STP required minimum threshold occupancy. However, till such time, the Promoter shall provide a septic tank for disposal of waste.

v) **Treated/Recycled Water**- The treated/recycled water shall be used for flushing and horticulture.

**SCHEDULE-E**  
**SPECIFICATION**

**1. Foundation**

Reinforced cement concrete, isolated & combined footings/ strip foundation/ raft or load bearing rubble/ masonry or cast-in-situ bore piles and pile caps as per applicable Bureau of Indian Standards (BIS) codes. (refer note 14-j)

**2. Superstructure**

Reinforced cement concrete frame structure or load bearing masonry structure in accordance with applicable earthquake zone and Bureau of Indian Standards (BIS) codes (refer note 14-j).

**3. Walls**

- a) Internal: Brick wall of Clay Bricks/Fly ash Bricks/AAC Blocks
- b) External: Same as above

**4. Finishes - Wall**

i) Units

- a) Master and all other bathrooms: Ceramic tiles up to 2.0 to 2.1 M height from floor level and above the tiles - sand-cement plaster and a coat of POP with coating of emulsion paint.
- b) Kitchen: Ceramic tiles 0.60 meter from counter top and above the tiles - sand-cement plaster and a coat of POP with coating of emulsion paint.

ii) Common Areas — Internal Wall

Lift lobby in basement, stilt/ground floor and upper floors: Granite and/or marble and/or vitrified tiles and/or ceramic tiles and/or cement sand plaster and/or other local stone and/or combination of any two or more items with emulsion paint finish (wherever applicable).

iii) Common Areas — External Wall

All external walls including roof terrace, open terrace, balcony: Cement sand plaster with spray texture/coating and/or emulsion paint finish.

**5. Finishes -Floor**

i) Units

- a) Living/Dining, entrance foyer, corridor leading to bedrooms: Vitrified Tiles (600X600)
- b) Bedrooms and study room: Vitrified Tiles (600X600)
- c) Master and all other bathrooms: Ceramic Tiles (300X300 or other sizes up to 450X450) and/or combination
- d) Balcony: Ceramic Tiles (300X300 or other sizes up to 450X450 and/or combination) suitable quality glazed/matt finish
- e) Open Terrace: Kota stone/other local stone/ceramic tiles of appropriate quality/stone mosaic floor

- f) Internal staircase: Ceramic tiles (300X300 or other sizes up to 450X450 and/or combination) or marble/local stone or combination of tiles and stone
- g) Kitchen: Ceramic tiles (300X300 or other sizes up to 450X450 and/or combination) matt finish
- ii) Common Areas - Internal Floor
  - a) Lift lobby in basement, stilt/ground floor and upper floors: Ceramic tiles (300X300 or other sizes up to 450X450 and/or combination) or Kota stone/other local stone of appropriate size or combination of ceramic tiles
  - b) Staircases and Staircase landing: Ceramic tiles of appropriate quality or semi polished kota stone or any other local stone or combination of tiles and mentioned stone
  - c) Stilt area: Ceramic tiles of appropriate quality or semi polished kota stone or any other local stone or combination of tiles and mentioned stone
  - d) Basement: Homogeneous cement floor of appropriate specification

## **6. Ceiling**

- i) Units
  - a) Living/Dining, bedrooms, bathrooms, entrance foyer, study area/room, store, balcony corridor inside the units leading to bedrooms, kitchen & all bathrooms:
    - 1) Plastered with either- a) sand-cement mortar and a coat of plaster of Paris or b) gypsum
    - 2) Pleasing shade emulsion paint (Plastic/Acrylic as per Architect's recommendation) finish of appropriate quality.
- ii) Common Area
  - a) Lift Lobbies: same as 6(i)
  - b) Staircase, Common lobby, Corridor, Stilt area: 1) Plastered with either- a) sand-cement mortar and a coat of plaster of Paris or b) gypsum
  - 2) Please shade cement paint /distemper/emulsion of appropriate quality (as per Architects recommendation)
  - c) Basement car parks and ramp: Cement concrete surface finished with grey cement wash after appropriate chiselling/grinding/smoothing or exposed concrete finish

### **Notes:**

Tiles are generally laid with spacers of suitable width as decided by Architect and joints are filled with cementitious grout.  
 Skirting of 75 to 100 mm wherever applicable  
 No skirting underneath kitchen platform  
 No tiles in cupboard area  
 No tiling work on top surface of loft  
 Marble/black granite /same floor tiles in window cill inside the room. Outside the unit, window cill will be sand-cement plastered and painted.

## **7. Windows**

- a) Bedrooms, drawing/dining and kitchen: 2 to 3 track aluminium/UPVC framed window, with 2 to 3 sliding panels depending upon size with clear float glass and provision for fly mesh shutter.
- b) All bathrooms/powder room: Top hung/louvered with frosted glass. No flymesh shutter is being provided.
- c) 2 numbers well supported MS horizontal bar across the window opening at suitable height shall be provided as safety feature. Full grill covering is not being provided

## **8. Door**

- a) All door frames are folded steel sections
- b) Main entrance: Laminated flush door or flush door with beading or moulded skin door shutter. Provision to fix mesh door (mesh door is not provided)
- c) Bedrooms, Study room, master and all other toilets: Flush door or moulded skin doors.
- d) Kitchen: No door is provided

## **Notes**

All doors and door frames are enamel painted.

Fixture detail: Night latch, L drop & Door stopper in main door of standard make. Mortise lock with handle, Door stopper & tower bolt in all bedrooms door. Mortise lock with handle in all bathroom and powder room.

## **9. Bathrooms and kitchen**

Sanitary wares and fixtures

### **a) All toilets except powder room**

1 wash basin fitted under/over marble/granite counter or 1 recessed wash basin factory moulded with

same vitrified counter ledge and a PTMT framed 450 X 550 mirror

1 floor mounted EWC with 6 litre capacity dual flush type vitrified /PVC cistern with seat and seat cover

A stainless steel curtain rod as per design of the Architect shall be fixed to segregate shower area from

rest of the area in master toilet only. No curtain would be provided.

A single lever half/quarter turn CP basin mixer in wash basin, a single lever wall mixer with over head shower and a spout in shower area.

1 CP angle valve along with chrome plated PVC semi rigid/flexible health faucet of standard make.

2 CP angle valve of standard make for in and out of hot water geyser

2 angle valves for water connection to wash basin and 1 angle valve for water connection to flushing cistern and 1 bottle trap of standard make PTMT material

1 towel rod, 1 hand towel ring, a PTMT framed 3 to 5 mm thick mirror of min size 450mmX600mm

1 towel rack instead of towel rod shall be provided in master toilet of villas only

### **b) Staff toilet (wherever applicable)**

1 floor mounted EWC with 6 litre capacity dual flush type PVC cistern with white/off white PVC/UPVC seat and seat cover

1 wash basin with 1 towel ring and a PTMT framed 400X500 mirror  
1 bib tap in wash basin for cold water only of standard make  
1 bib tap for cold water and 1 bib tap for hot water of standard make are provided in bathing area  
1 angle valve for water connection to wash basin and 1 angle valve for water connection to flushing cistern and 1 bottle trap of standard make PTMT material.

**c) Powder Room (wherever applicable)**

1 wash basin with 1 pillar cock for cold water  
1 floor mounted EWC with 6 litre capacity dual flush type vitrified /pvc cistern with seat and seat cover.  
1 CP angle valve along with chrome plated PVC semi rigid/flexible health faucet of standard make.  
1 angle valve for water connection to wash basin and 1 angle valve for water connection to flushing cistern and 1 bottle trap of standard make PTMT material.

**d) Kitchen**

1 stainless steel sink with one bowl of 160-200 mm depth and a drain board.  
1 swival type sink mixer  
2 CP angle valve for in and out of hot water geyser.  
1 CP angle valve for water purifier unit/RO  
2 CP angle valve for sink  
No tap is provided below sink.  
Piped LPG gas with LPG meter will be provided

**Notes**

Brand/make of bath fixtures

**All Bath Rooms except staff room toilet in villas**

Sanitary wares: Hindware/Roca/Kohler/American Standard/Vitra or equivalent .

Bath Fittings: A. basin mixer, wall mixer and shower of Jaquar/Roca/American Standard/Grohe or equivalent. B. Other angle valve either of CP or PTMT of Standard make like Jal/Continental/Prayag or equivalent

**All Bath Rooms except staff room toilet in floors /flats-**

Sanitary wares: CERA/Parrywere/Neysar or equivalent

Bath Fittings: A. basin mixer, wall mixer and shower of JAL/Continental/ESS or equivalent. B. Other angle valve either of CP or PTMT of Standard make like Jal/Continental/Prayag or equivalent.

**Staff room toilet**

Sanitary wares: Cera/Neysar/Parryware or equivalent.

Bath fittings: A. CP basin mixer and bib tap like JAL/Continental or equivalent, B. Other angle valve either of CP or PTMT of standard make like Jal/Continental/Prayag or equivalent.

**Kitchen**

Water supply fittings: A. sink mixer of Jaquar/Roca/American Standard/Grohe or equivalent for villas and JAL/ESS or equivalent for floors/flats. B. Other angle valve either of CP or PTMT of Standard make like Jal /Continental/Prayag or equivalent.

## **10. Electrical Installation and Fittings**

- a) All electrical wiring in concealed conduits with copper wires. Convenient position & distribution of light and power plugs and provision for electrical chimney above platform and water purifier point in kitchen.
- b) Modular electrical switches with sockets and fan regulators of SSK/Anchor/North West/Legrand or equivalent

## **11. Cable TV and Telephone**

Points will be provided in drawing /dining room and in all bedrooms. The intercom will be provided through the authorised phone company or EPABX. Facility of DTH antenna installation for each unit is allowed only on the terrace and not in front of individual units.

## **12. Driveway and car park**

- a) Surface Driveway. Stone and/or pavers and/or tarmac and/or concrete to external driveway at designated areas.
- b) Basement car parks and ramp to basement car park: Reinforced concrete slab

## **13. Additional items**

Hot water supply: Provision for geyser installation in toilets and kitchen.

Security: Boom Barrier for vehicular barrier, Closed Circuit Television System (CCTV) to project entrance, block Entrance and Club house.

Balcony and staircase railing: Balcony and staircase Metal/Wall railing height is 1050 to 1100 mm.

Power back up: Diesel Generator sets of appropriate capacity to provide full back-up into common areas and 750 watt to each unit with stack is provided to fulfil designed requirement.

Washing machine: Provision is provided in suitable location

## **14. Notes/Disclaimers**

- a) Wall: No tiles behind/below kitchen cabinets, Wall surface above the false ceiling may be left in its original bare condition.
- b) Marble, Limestone and granite: Marble: Limestone and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-uniformity in the marble, limestone or granite as well as non-uniformity between pieces cannot be totally avoided. Granite is pre-polished before laying and care has been taken for their installation. However granite, being a much harder material than marble cannot be re-polished after installation. Hence some differences may be felt at joints. The tonality and pattern of marble, limestone or granite selected and installed shall be subject to availability.
- c) External Paints: External plastered surface of the buildings are painted of suitable quality as decided by the Architects. Paints are manufactured product from chemicals and specific grade of minerals/natural stone product. After application this paint is exposed to weatheric conditions. Ultra violet ray and weatheric conditions will affect life and sheen of the product



and also would cause damages to the expected/designed protective properties of paints. Therefore, periodic maintenance including redoing of paints would be inevitable.

- d) **Materials, Fittings, Equipment, Finishes, Installation and Appliances:** The brand, colour and model of all materials, fittings, equipment, finishes, installation and appliances supplied shall be provided subject to architect's selection, market availability and the sole discretion of the vendor.
- e) **Air Conditioning System:** Provision for fixing of window/split air conditioner in drawing dining area & bedrooms are being provided. For Split A/C assigned spaces are earmarked on the elevation of the building for ease of access and to create uniformity for aesthetic purpose.
- f) **Timber:** Timber is a natural material containing grain/vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Timber has inherent property to react along with atmospheric changes, which results bending, twisting and cracking if not maintained well consistently.
- g) **Internet Access & Cable Television:** If the Purchaser requires internet access & Cable Television, the Purchaser will have to make direct arrangements with the Service Provider and/or such relevant entities/authorities for services to the Unit and to make all necessary payment.
- h) **Glass:** Glass, plain/clear/frosted, is widely used in residential developments and may break/shatter due to accidental knocks or other causes. In addition, glass is a manufactured material and the Purchaser may wish to note that it may not be 100% free from impurities. These impurities are not avoidable with quality checks and balances.
- i) **Tiles:** Tiles are manufactured from special kind of clay and other materials. Baking on very high temperature is an integral stage of manufacturing process and therefore, shades and flatness of each lot varies a little bit. Hence, Selected tile sizes and tile surface flatness cannot be perfect. Different quality assurance organisations like ISO 10545-2/ Singapore standard SS483:2000 had mentioned acceptable ranges. We, at Ashiana, has been taking utmost care while receiving materials and while install them to minimise these issues but they can never be avoided completely due to inherent properties of the material and therefore excellence in flatness, sizes and minor chips on edges cannot be guaranteed. To minimize such issue tiles are laid with spacers.
- j) **Design Experts:** Professionally qualified practicing consultants in the field are deployed to design different functions in compliance to applicable norms and guidelines. These functions are a) Architecture b) Structure c) Plumbing d) Landscape e) Fire Fighting and e) Power & Electrical. Design parameters set by such experts and applicability of their drawings and decisions are treated as final.
- k) As per structural design principles, structures are allowed to deflect in different allowable loading/atmospheric/ground settlement/seismic parameters. Since masonry and RCC

members behaves differently in such situations, therefore hair cracks in different components of the building are inevitable. These cracks are more visible in plastered surface of the masonry work. While conventionally recognized precautionary measures will be undertaken diligently but complete dis-appearance of such cracks cannot be ascertained.

- l) Brick work, plaster and application of putty/POP over plastered surface are manual activities. As of date, no machines are found successful to execute these activities without extensive human involvement. Hence, despite all quality process in the job, undulation, out in plumb to certain extent cannot be avoided completely.

m) While every reasonable care has been taken in preparing this brochure and in constructing the models and show flats, the Developer and the Marketing Agents cannot be held responsible for any inaccuracies or omissions. Visual representations, models, show flat displays and illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artist's impressions of the development and cannot be regarded as representations of the fact. Floor areas are approximate measurements and are Subject to final survey.

n) All information, specifications, renderings, visual representations and plans are correct at the time of publication and are subject to changes as may be required by us and/or the competent authorities and shall not form part of any offer or contract nor constitute any warranty by us and shall not be regarded as statements or representation of fact. All facts are subject to amendments as directed and/or approved by the building authorities. All areas are approximate measurements only and subject to final survey. The Agreement to sell shall form the entire agreement between us as the Developer and the Purchaser and shall supersede all statements, representations or promises made Prior to the signing of the Agreement to sell and shall in no way be modified by my statements, representations or promises made by us or the Marketing Agents.

### **SCHEDULE- F**

**Stage Wise Time Schedule of Completion of Said Project For Villas on  
Plot No. E-67 to E-73,E-102 to E-108 and Plot No. E-121 to E-132**

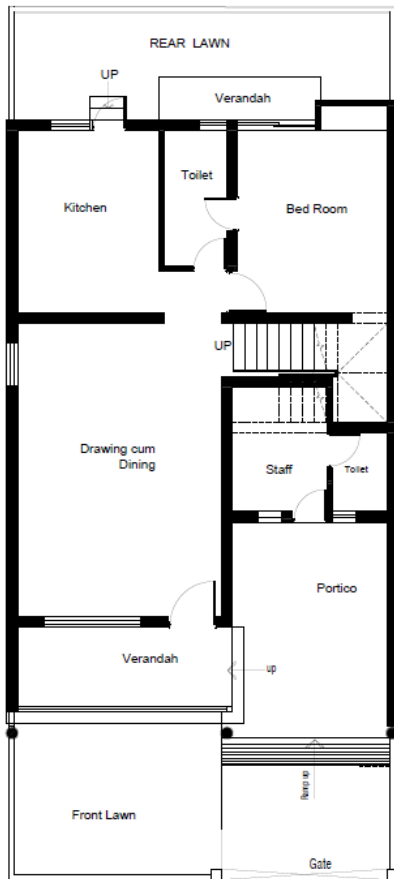
<b>Sr. No.</b>	<b>Stage</b>	<b>Date by which the works are to be completed</b>	<b>Details of work to be completed</b>
1.	Completion of Structure of the Building	Completed	Foundation, RCC Super Structure
2.	Completion of development works	January,2018	Brick Work, Internal Plaster, Tiles Work, External Plaster, POP Work, Door Shutter Fitting, Aluminum Window, Electrical Wiring & fittings and testing, Internal Painting, CP & Vitreous Fittings, External Painting, Fire Fighting, Lift, Solar
3.	Obtaining Completion Certificate	January,2018	
4.	Grace Period of Six Months	July, 2018	
5.	Finishing and Handover	July, 2018	Hand Over

**Stage Wise Time Schedule of Completion of Said Project For Villas on  
Plot No. E-0109 to E-0120 and Floors on Plot No. E-058 to E-066**

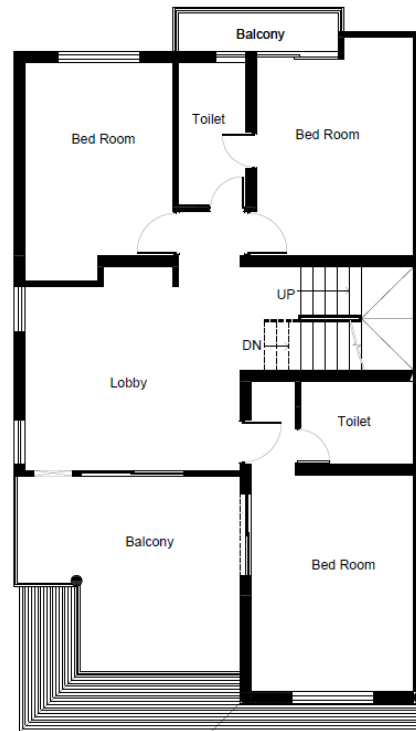
<b>Sr. No.</b>	<b>Stage</b>	<b>Date by which the works are to be completed</b>	<b>Details of work to be completed</b>
1.	Completion of Structure of the Building	Completed	Foundation, RCC Super Structure
2.	Completion of development works	March,2018	Brick Work, Internal Plaster, Tiles Work, External Plaster, POP Work, Door Shutter Fitting, Aluminum Window, Electrical Wiring & fittings and testing, Internal Painting, CP & Vitreous Fittings, External Painting, Fire Fighting, Lift, Solar
3.	Obtaining Completion Certificate	May,2018	
4.	Grace Period of Six Months	November, 2018	
5.	Finishing and Handover	November, 2018	Hand Over



**Annexure-III**  
**(Layout of Floor Plan of VILLA)**  
**4 BHK + 4T+Staff**



**BIG VILLA**  
**GROUND FLOOR PLAN**

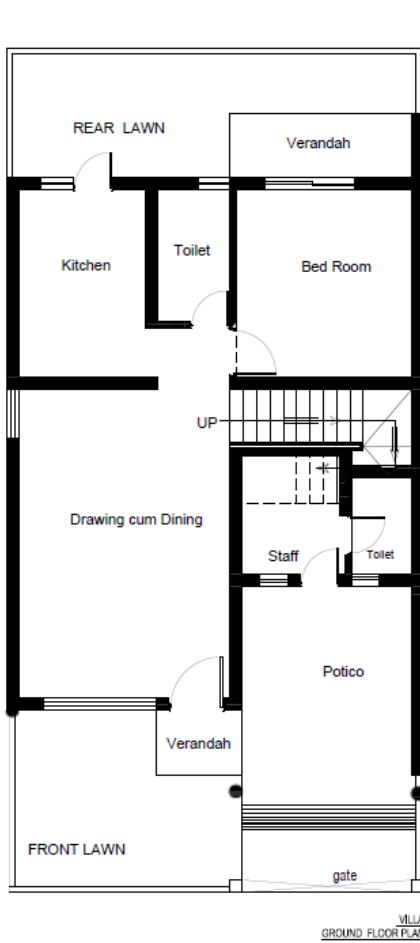


**BIG VILLA**  
**FIRST FLOOR PLAN**

**GROUND FLOOR PLAN**

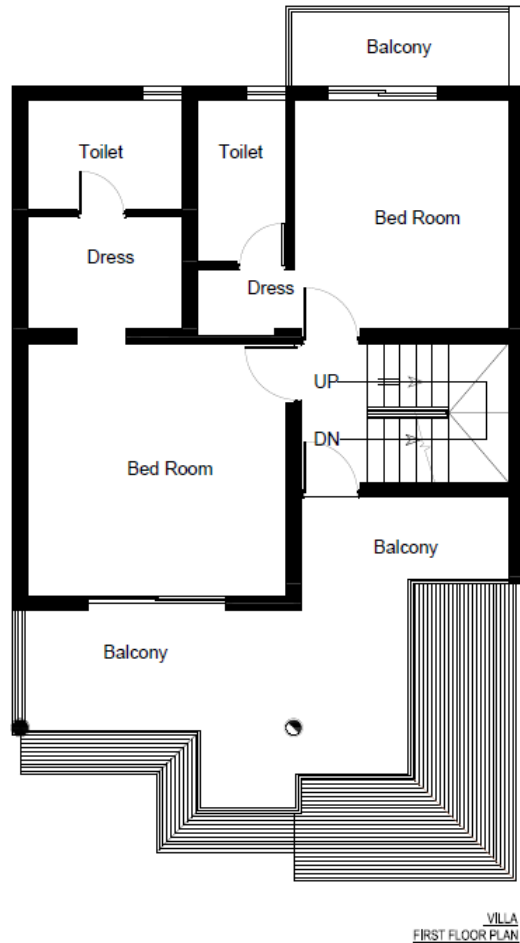
**FIRST FLOOR PLAN**

**Annexure-III**  
**(Layout of Floor Plan of VILLA)**  
**3 BHK + 3T+Staff**



SMALL VILLA

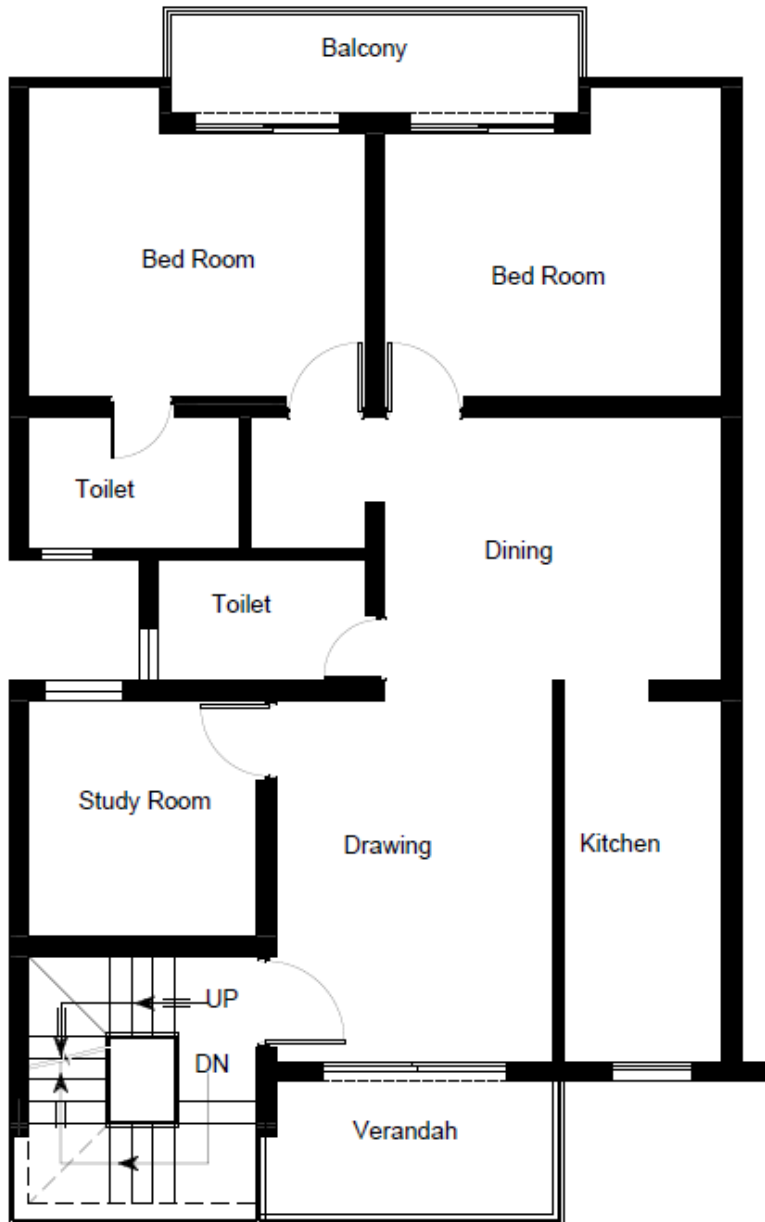
**GROUND FLOOR PLAN**



SMALL VILLA

**FIRST FLOOR PLAN**

**Annexure-III**  
**2 BHK +2T + Study**



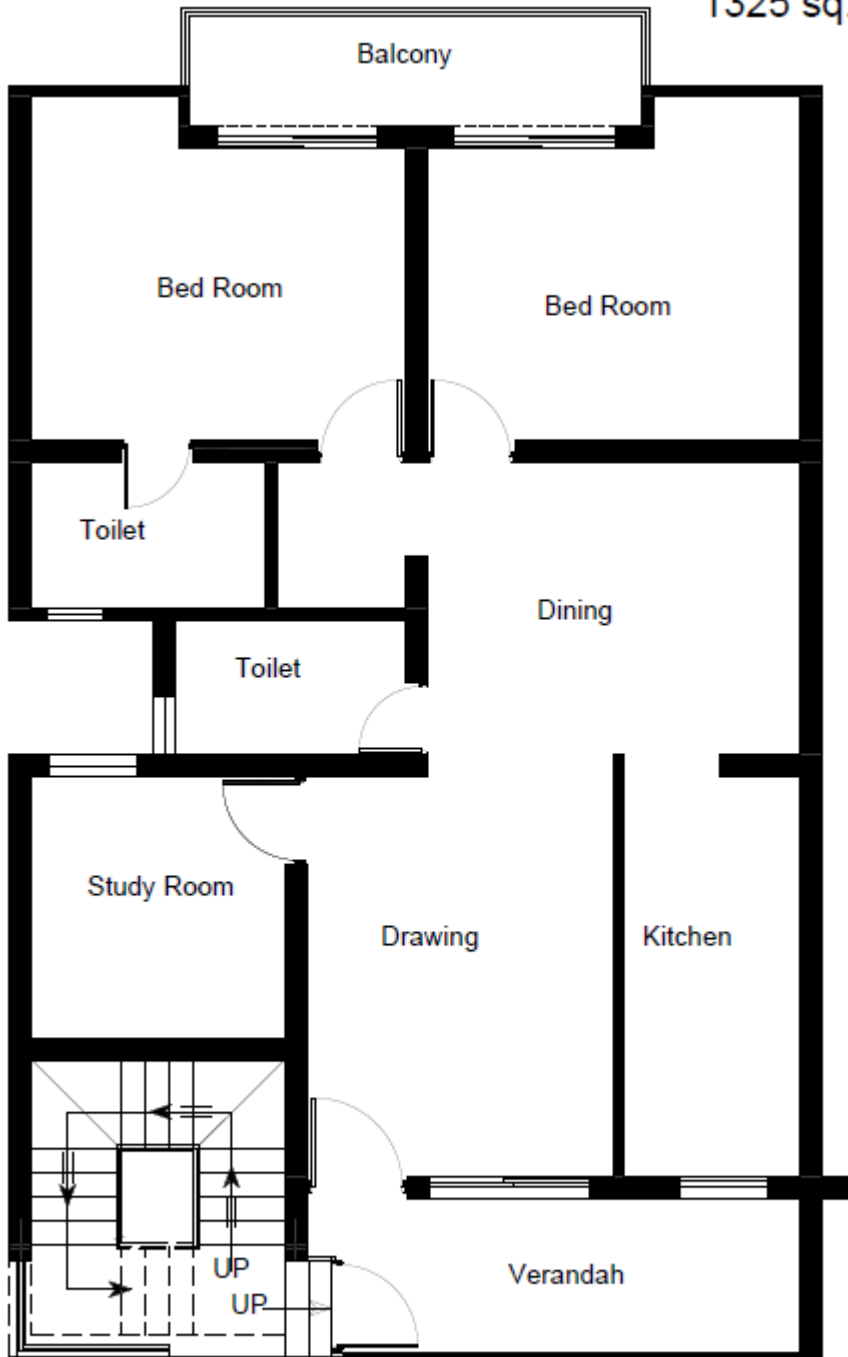
TYPICAL FLOOR PLAN  
BIG FLOOR PLAN

**FOR FIRST AND SECOND FLOOR**

Layout of Floor Plan of Unit)

2 BHK +2T + Study

1325 sq.ft.



GROUND FLOOR PLAN  
BIG FLOOR PLAN