

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made on this the _____ day of _____, 20 at Jamshedpur

BY AND BETWEEN

M/s. CREATIVE HOMES (Partnership Firm) (PAN: AAQFC2511A) having its Office at Plot No. 957, Village : Dobo, Dist. : Saraikela Kharsawan, represented by one of its Partner Mr. MANOJ KUMAR AGRAWAL (PAN : ACZPA6840P, UID No. xxxx xxxx 8366) son of Mr. Mahabir Prasad Agrawal, by faith Hindu, by Nationality Indian, by occupation Business, resident of 57, A Road, Air Base Colony, Kadma Jamshedpur 831005, Dist. East Singhbhum, State of Jharkhand or Mr. AMIT KUMAR AGRAWAL (PAN : ACUPA7211K, UID No. xxxx xxxx 1652) son of Mr. Ramesh Kumar Agrawal, by faith Hindu, by Nationality Indian, by occupation Business, resident of 9th Floor, Carnation Building, Ashiana Garden, Sonari, Jamshedpur 831011 Dist. East Singhbhum, State of Jharkhand called the **"FIRST PARTY/VENDOR/ BUILDER"** (which expression shall unless, excluded by or repugnant to the context mean and include its heirs successors, successors-in-office, executors, administrators, legal representatives nominees and assigns) of the **ONE PART**;

AND

Mr. SANJAY KUMAR AGARWAL (PAN : AAWPA4990K, UID No. xxxx xxxx 0031) & **Mr. BINAY KUMAR AGARWAL** (PAN : ABBPA7811R), UID No. xxxx xxxx 4716) both sons of Late Bhagwati Prasad Agarwal, by faith Hindu, by Nationality Indian, by occupation Business, resident of A-05, Ashiana Garden, Sonari, Jamshedpur 831011, Dist. East Singhbhum represented by M/s. Creative Homes represented by Mr. MANOJ KUMAR AGRAWAL (PAN : ACZPA6840P, UID No. xxxx xxxx 8366) son of Mr. Mahabir Prasad Agrawal, by faith Hindu, by Nationality Indian, by occupation Business, resident of 57, A Road, Air Base Colony, Kadma Jamshedpur 831005, Dist. East Singhbhum, State of Jharkhand and Mr. AMIT KUMAR AGRAWAL (PAN : ACUPA7211K, UID No. xxxx xxxx 1652) son of Mr. Ramesh Kumar Agrawal, by faith Hindu, by Nationality Indian, by occupation Business, resident of 9th Floor, Carnation Building, Ashiana Garden, Sonari, Jamshedpur 831011 Dist. East Singhbhum, State of Jharkhand (Power of Attorney holder of Mr. Sanjay Kumar Agarwal & Mr. Binay Kumar Agarwal duly registered vide no 2481/ IV119 dated 29.07.2021, registered at District Sub-registry Office, Saraikela Kharsawan called the **"LAND OWNER/CONFIRMING PARTY"** and (which expression shall unless, excluded by or repugnant to the context mean and include his heirs successors, successors-in-office, executors, administrators, legal representatives nominees and assigns) of the **ONE PART**;

AND

Mr./Mrs. _____ Son/Wife of _____ by Faith _____, by Caste _____, by Nationality Indian, by Occupation _____ resident of _____ hereinafter called the **"ALLOTTEE(S)"** (which expression shall unless, excluded by or repugnant to the context mean and include his/her heirs, successors, executors administrators, legal representatives nominees and assigns) of the **OTHER PART**; (PAN : _____ UID No. _____)

The land Owner, Builder and Allottee(s) shall individually referred to as "Party" and collectively as "Parties".

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For, **CREATIVE HOMES**

M.K. Agrawal

Partner

WHEREAS:

A. WHEREAS, the Land Owners had purchased land measuring 66 Decimals, in Mouza Dobo, recorded under khata no. 145, being portion of plot no. 957, P.S. Chandil, Thana No. 331, District Seraikella-Kharsawan, by virtue of a registered sale deed bearing deed no. 2019/SAR/1092/BK1/1040 dated 01-04-2019, registered at the District Sub Registry office at Seraikela and thereafter the same is mutated in the name of the Owners in the government records vide mutation case no. 70/R27 2019-2020 and the same is also recorded in the volume no. 7, page no. 20, in the Register II of the Anchal Adhikari, Chandil.

AND WHEREAS the Land Owners had also purchased land measuring 33 Decimals, in Mouza Dobo, recorded under khata no. 145, being portion of plot no. 957, P.S. Chandil, Thana no. 331, District Seraikella-Kharsawan, by virtue of a registered sale deed bearing deed no. 2019/SAR/1236/BK1/1176 dated 16-04-2019, registered at the District Sub Registry office at Seraikela and thereafter the same is also mutated in the name of the Land Owners in the government records vide mutation case no. 72/R27 2019-2020 and the same is also recorded in the volume no. 7, page no. 19 in the Register II of the Anchal Adhikari, Chandil.

AND WHEREAS the Land Owners had also purchased land measuring 66 Decimals, in Mouza Dobo, recorded under khata no. 145, being portion of plot no. 957, P.S. Chandil, Thana no. 331, District Seraikella-Kharsawan, by the virtue of a registered sale deed bearing deed no. 2019/CHAN/430/BK1/423 dated 04-12-2019, registered at the Sub Registry office at Chandil and thereafter the same is mutated in the name of the Owners in the government records vide Mutation Case No. 545 /R27 2019-2020 and the same is also recorded in the volume no. 7, page no. 26, in the Register II of the Anchal Adhikari, Chandil.

AND WHEREAS the Land Owners are the lawful owners and in peaceful possession of all that land measuring total area 165 Decimals, in Mouza Dobo, recorded under khata no. 145, being plot no. 957, P.S. Chandil, Thana no. 331, District Sub Registry office at Seraikella, Sub Registry office Chandil, District Seraikella-Kharsawan and morefully described in the **Schedule-A** hereunder written and has been enjoying all acts of ownership thereto.

- B.** The Land Owner has entered into registered Development Agreement no. 2482/2362 dated 29.07.2021 with the Promoter for construction of Residential Complex over the land (hereinafter referred to as "**the said land**") and more fully described in the **Schedule "A"**) to the Promoter as per detailed terms and conditions mentioned therein.
- C.** The Land Owner became the absolute and lawful owner of the Entire Land and has legal title to the Entire Land with legally valid documents. Further the Land Owner is in the lawful possession of the Entire land and the entire Land is free from all encumbrances.
- D.** The Land Owner/Confirming Party issued Power of Attorney in favour of M/s. Creative Homes represented by Mr. MANOJ KUMAR AGRAWAL (**PAN : ACZPA6840P, UID No. xxxx xxxx 8366**) son of Mr. Mahabir Prasad Agrawal, by faith Hindu, by Nationality Indian, by occupation Business, resident of 57, A Road, Air Base Colony, Kadma Jamshedpur 831005, Dist. East Singhbhum, State of Jharkhand and Mr. AMIT KUMAR AGRAWAL (**PAN : ACUPA7211K, UID No. xxxx xxxx 1652**) son of Mr. Ramesh Kumar Agrawal, by faith Hindu, by Nationality Indian, by occupation Business, resident of 9th Floor, Carnation Building, Ashiana Garden, Sonari, Jamshedpur 831011 Dist. East Singhbhum, State of Jharkhand duly registered vide no 2481/IV119 dated 29.07.2021, registered at District Sub-registry Office, Saraikela Kharsawan to develop or construct and issue/execute allotment letter, Flat Buyer Agreement with respect to the whole project.
- E.** The Scheduled Land is earmarked for the purpose of building a residential multistoried project comprising of flats and parking spaces after getting necessary permission/approvals from competent authorities and the Project shall be known as "**ANANDAM**".

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Partner

- F. The Promoter and the Land Owner are fully competent to enter into this agreement and all legal formalities with respect to the right, title and interest of the Promoter and the Land Owner regarding the Scheduled Land on which Whole Project is to be constructed have been completed.
- G. The Promoter has obtained the Building Plan Final layout approval of one Multistoried Building residential flats and parking spaces on as per plan approved by Saraikela Kharsawan Zila Parishad, vide approval letter no. SKZP/GH/0018/2022/REV2 dated 22.12.2023. The Promoter agrees and undertakes that it shall not make any changes to Approved Plan of the said Project except in compliance with Section 14 of the Act and other Applicable Laws.
- H. The Promoter has registered the project under the provisions of the Act with the **Real Estate Regulatory Authority at Ranchi, Jharkhand** on 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.
- I. The Allottee(s) has applied for a Flat in the project and has been allotted a Flat No.having Carpet Area of sq.ft. on floor in the Building along with a Car Parking space admeasuring sq.ft. in the Basement/Ground Floor, as permissible under the applicable law and of pro rata share in the common areas ("**Common Areas**") as defined under clause (n) of Section 2 of the Act (hereinafter referred to as the "**Flat**" more particularly described in **Schedule "B"** and the floor plan of the Flat is annexed hereto and marked as **Schedule "B"**);
- J. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein.
- K. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project.
- L. 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.
- M. 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 Flat and the Car Parking Space.

NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL REPRESENTATIONS, CONCENTS, ASSURANCES, PROMISES AND AGREEMTNS CONTAINED HEREIN AND OTHER GOOD AND VALUABLE CONSIDERATION, THE PARTIES AGREE AS FOLLOWS :

1. TERMS

- 1.1 Subject to the terms and conditions as detailed in this Agreement, the Promoter agrees to sell to the Allottee(s) and the Allottee(s) hereby agrees to purchase, the Flat as specified in **Schedule "B"**.
- 1.2 The Total Price for the Flat based on the carpet area is Rs.(Rupees..... only) as specified in **Schedule "C"**.

Explanation:

- i. The Total Price above includes the booking amount paid by the Allottee(s) to the Promoter towards the Flat as mentioned in Schedule C. All other charges, which are specifically mentioned this agreement and does not form part of the Total Price, shall be paid by the Allottee in addition to total price as per this Agreement.

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For, **CREATIVE HOMES**

M.K. Agnwal

Partner

- ii. The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoter) up to the date of handing over the possession of the Flat .
 - iii. The Total Price above Excludes GST. The Allottee shall be liable to pay GST or any other indirect tax as may be applicable from time to time on the total price of Flat as and when demanded.
 - iv. Electricity Connection Charges will be charged extra on actual basis to the Allottee. The Allottee shall also be liable to bear and pay maintenance deposit, upfront maintenance charges, documentation charges, stamp duty, registration charges and any other charges as applicable at the time of registration of this Agreement, Sales Deed and Conveyance Deed etc. in respect of the flat.
 - v. Provided that in case there is any change / modification in the taxes, the subsequent amount payable by the Allottee(s) to the promoter shall be increased/reduced based on such change/modification;
 - vi. The Promoter shall periodically intimate to the Allottee(s), the amount payable as stated in (i) above and the Allottee(s) shall make payment within 30 (thirty) days from the date of such written intimation. In addition, the Promoter shall provide to the Allottee(s) the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective.
 - vii. The Total Price of Flat includes pro rata share in the Common Areas of the said Project as provided in the agreement.
- 1.3 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 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 imposed by the competent authorities, the Promoter shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee(s) (s), which shall only be applicable on subsequent payments.
- 1.4 The Allottee(s) shall make the payment as per the payment plan set out in **Schedule "C"**. (Payment Plan)
- 1.5 The Promoter may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee(s) by discounting such early payments @ 12% per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee(s) by the Promoter.
- 1.6 It is agreed that 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 in respect of the Flat, plot or building, as the case may be, without the previous written consent of the Allottee(s) and the Allottee further agrees that such consent shall not be unreasonably withheld. The Promoter may send a letter to the Allottee for the purpose of taking such consent through Registered AD on the address mentioned herein and in case the Allottee 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. As required under Section 14 of the Act.

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 the Act.

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For, **CREATIVE HOMES**

M.K. Agarwal
Partner

- 1.7 The Promoter shall confirm the final carpet area that has been allotted to the Allottee(s) after the construction of the Building is complete and the occupancy/completion certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee(s) within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee(s). If there is any increase in the carpet area allotted to Allottee(s), the Promoter shall demand that from the Allottee(s) as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square feet as agreed in Clause 1.2 of this Agreement.
- 1.8 Subject to Clause 9 the Promoter agrees and acknowledges, the Allottee(s) shall have the right to the Flat as mentioned below:
- i. The Allottee(s) shall have exclusive ownership of the Flat.
 - ii. The Allottee(s) shall also have undivided proportionate share in the Common Areas, Since the share/interest of Allottee(s) in the Common Areas is undivided and cannot be divided or separated, the Allottee(s) shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. Further the right of the Allottee(s) to use the Common Areas shall always be subject to timely payment of maintenance charges and other charges as applicable.
 - iii. That the computation of the price of the Flat includes recovery of price of land, construction of (not only the Flat but also) the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, fire detection and firefighting equipment in the common areas etc. and includes cost for providing all other facilities as provided within the Project.
- 1.9 It is made clear by the Promoter and the Allottee(s) agrees that the Flat along with parking shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is an independent, self-contained Project covering the said Land and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or except for the purpose otherwise of integration of infrastructure for the benefit of the Allottee(s). It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Allottee(s) s of the Project,
- i) The Allottee understands that the project comprises of open and covered parking spaces spread across the whole project for day to day comfort of all residents the promoter has earmarked the parking space for the exclusive use of each unit those allottee(s) who have not availed the option of covered parking will be earmarked open parking. Further, the Allottee understand and agree that every allottee(s) will be entitled to One Parking duly earmarked and some units may be earmarked with more than one parking and the parking so earmarked and the unallotted parking space shall form part of the limited common areas and facilities of the whole project.
 - ii) The Allottee(s) understands that in order to maintain the administration of the project, the promoter has earmarked the parking space and the Allottee undertakes to park his vehicle strictly in the parking space earmarked to him and not anywhere else in the whole project. The Parking space earmarked to the allottee(s) shall be meant exclusively for parking of specific number of vehicle and under no circumstance the allottee(s) will be allowed to park vehicles more than the parking space earmarked for him or any where else in the whole project. Further the Allottee(s) agrees that the promoters or the owner association of maintenance agency reserves the right to restrict the entry of additional vehicles owned by the Allottees within the whole project, in case the allottee has been one parking space only.

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For, **CREATIVE HOMES**



Partner

- iii) The allottee agrees and understands that except the unit as described in schedule B attached hereto, the allottee shall have no ownership claim or right of any nature in respect of any unallotted saleable space in the whole project. Such unallotted saleable space shall remain the exclusive property of the promoter, which it shall be free to deal with, in accordance with applicable laws. Convenient shops, ATM space, café etc. built in any part of the 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.
- iv) 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 project and the allottee and the owner's association shall not have or shall not obstruction on utilization of this right by promoter.
- v) The allottee agrees that if the allottee delay 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 allottees 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 allottees.
- vi) The lawn area, parking, storage or any other area exclusively earmarked for a particular apartment by the promoter shall form part of limited common area and facilities for and enjoyment of owner/ occupant of that apartment to the exclusion of the other allottees.
- vii) The allottee(s) hereby agrees and acknowledges that the promoters shall not be under any obligation to provide any service and / or facilities except as specifically mentioned in this agreement.

1.10 It is understood by the Allottee(s) that all other areas and i.e. areas and facilities falling outside the Project ANANDAM shall not form a part of the declaration to be filed with competent authority in accordance with the State of Jharkhand.

1.11 The Promoter agrees to pay all outgoings before transferring the physical possession of the Flat to the Allottee(s), which it has collected from the Allottee(s), for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the project). If the Promoter fails to pay all or any of the outgoings collected by it from the Allottee(s) or any liability, mortgage loan and interest thereon before transferring the Flat to the Allottee(s), the Promoter agrees to be liable, even after the transfer of the property, to pay such outgoings 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.

1.12 The Allottee(s) has paid a sum of Rs. (Rupees only) as booking amount being part payment towards the Total Price of the Flat at the time of application the receipt of which the Promoter hereby acknowledges and the Allottee(s) hereby agrees to pay the remaining price of the Flat as prescribed in the Payment Plan as may be demanded by the Promoter within the time and in the manner specified therein.

Provided that if the Allottee(s) delays in payment towards any amount for which is payable, he shall be liable to pay interest along with GST thereon at the rate specified in the Rules.

2. **MODE OF PAYMENT**

Subject to the terms of the Agreement and the Promoter abiding by the construction milestones, the Allottee(s) shall make all payments, within the stipulated time as mentioned in the payment plan given in **Schedule "C"** hereunder or on written demand by the Promoter through account Payee Cheque/Demand Draft/Banker's Cheque/NEFT/RTGS or online payment (as applicable) in favour of

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For, **CREATIVE HOMES**

M.K. Agrawal
Partner

CREATIVE HOMES payable at par. The receipt would be valid only after realization of the said Cheque/Demand Draft/Banker's Cheque and effect of credit in account of the Promoter. However, the date of credit shall be deemed to be date of payment of installment, by the Allottee(s).

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 at the rate of State Bank of India highest marginal cost of lending Rate plus 2% (two percent) or such other rate as may be applicable at the time of registration of Project under RERA.

The Buyer(s) is aware that the taxes including GST shall be payable in addition to the Delay Payment Charges for delay in payment of amount due amount under this agreement.

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 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 and the Rules and Regulation of the Reserve Bank of India or any other applicable law. The Allottee(s) understands and agree 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 applicable laws, as amended from time to time.

3.2 The Promoter accepts no responsibility in this regard. The Allottee(s) shall keep the Promoter fully indemnified and harmless in this regard. 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 any Allottee(s) and such third party shall not have any right in the application/allotment of the said Flat applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee(s) only.

4. ADJUSTMENT/ APPROPRIATION OF PAYMENTS

The Allottee(s) authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee(s) undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

5. TIME IS ESSENCE


Time is of essence for the Promoter as well as the Allottee(s). The Promoter shall abide by the time schedule for completing the project and handing over the Flat or Plot to the Allottee(s) and the common areas to the association of the Allottee(s) after receiving the occupancy certificate* or the completion certificate or both, as the case may be. Similarly, the Allottee(s) shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in Schedule "C" (Payment Plan).

6. CONSTRUCTION OF THE PROJECT OR FLAT

The Allottee(s) has seen the specifications of the Flat and accepted the Payment Plan, Floor Plan,

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For, **CREATIVE HOMES**


Partner

Layout Plans (annexed along with this Agreement), which has been approved by the competent authority as represented by the Promoter. The Promoter shall develop the Project in accordance with the said layout plans, floor plans and specifications. 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 breach of this term by the Promoter shall constitute a material breach of the Agreement.

7. POSSESSION OF THE FLAT

- 7.1 Schedule for possession of the said Flat** – The Promoter agrees and understands that the timely delivery of possession of the Flat is the essence of the Agreement. The Promoter based on the approved plans, specifications assures to handover/possession of the Flat on or before 22 December, 2028 excluding six months grace period, unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature effecting the regular development of the Project (“Force Majeure”). If however the completion of Said Project is delayed due to the Force Majeure condition then the Allottee(s) agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Flat, 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 implement the Project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee(s) the entire amount received by the Promoter from the allotment within 45 days from that date. After refund of the money paid by the Allottee(s), Allottee(s) agrees that he shall not have any rights, claims etc. against the Promoter and that 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 obtaining the occupancy/completion certificate from the competent authority shall offer in writing the possession of the Flat, to the Allottee(s) in terms of this Agreement to be taken within 3 (Three) months from the date of issue of such notice and the Promoter shall give possession of the Flat or Plot to the Allottee(s), The Promoter agrees and undertakes to indemnify the Allottee(s) in case of failure of fulfillment of any of the formalities, documentation on part of the Promoter. The Allottee(s) agree(s) to pay the maintenance charges as determined by the Promoter/association of Allottee(s), as the case may be. The Promoter on its behalf shall offer the possession to the Allottee(s) in writing within.....days of receiving the occupancy/completion certificate of the Project.
- 7.3 Failure of Allottee(s) to take Possession of Flat** - Upon receiving a written intimation from the Promoter as per clause 7.2, the Allottee(s) shall take possession of the Flat from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Flat to the Allottee(s). In case the Allottee(s) fails to take possession within the time provided in clause 7.2, such Allottee(s) shall continue to be liable to pay maintenance charges as applicable.
- 7.4 Possession by the Allottee(s)** - After obtaining the occupancy/completion certificate and handing over physical possession of the Flat to the Allottee(s), it shall be the responsibility of the Promoter to hand over the necessary documents and plans, including common areas, to the association of the Allottee(s) or the competent authority, as the case may be, as per the local laws.
- 7.5 Cancellation by Allottee(s)** - The Allottee(s) shall have the right to cancel/withdraw his allotment in the Project as provided in the Act.

Provided that where the Allottee(s) proposes to cancel/withdraw from the project without any fault of the promoter, the promoter shall be entitled to forfeit the booking amount, all taxes, duties, cess etc. deposited by the Promoter to the concerned department/ authority in respect of the unit/flat and all other penalties and delay payment charges of any nature whatsoever in respect of the

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For, **CREATIVE HOMES**

M.K. Aggarwal

Partner

unit as on the date of such termination, from the amount paid by the Allottee till such date and balance amount of money paid by the Allottee shall be returned by the promoter to the Allottee (less GST component which may be refundrd after the realization of the same from the substitute Allottee as per the GST Act/rule) without any interest within 45 days from the date of resale/ allotment of the unit to new Allottee, from the amount realized from such new Allottee/ buyer.

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

Except for occurrence of a Force Majeure event, if the promoter fails to complete or is unable to give possession of the Flat (i) in accordance with the terms of this Agreement, duly completed by the date specified herein; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act; or for any other reason; the Promoter shall be liable, on demand to the Allottee(s), in case the Allottee(s) wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the Flat, with interest at the rate specified in the Rules within 45 days including compensation in the manner as provided under the Act. Provided that where if the Allottee(s) does not intend to withdraw from the Project, the Promoter shall pay the Allottee(s) interest at the rate specified in the Rules for every month of delay, till the handing over of the possession of the Flat.

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

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

- i. The Land Owner has absolute, clear and marketable title with respect to the said Land, the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said Land for the Project.
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project.
- iii. There are no encumbrances upon the said Land or the Project.
- iv. There are no litigations pending before any Court of law with respect to the said Land, Project or the Flat.
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and Flat or Plot 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 to be in compliance with all applicable laws in relation to the Project, said Land, Building and Flat or Plot and Common Areas.
- 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 / arrangement with any person or party with respect to the said Land, including the Project and the said Flat 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 said Flat or Plot 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 Flat to the Allottee(s) and the common areas to the Association of the Allottee(s).

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For, **CREATIVE HOMES**



Partner

- x. The Scheduled Property is not the subject matter 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 Schedule Property.
- xi. The Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other moneys, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities.
- 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 said property) has been received by or served upon the Promoter in respect of the said Land and/or the Project.

9. EVENTS OF DEFAULTS AND CONSEQUENCES

Subject to the Force Majeure clause, the Promoter shall be considered under a condition of Default, in the following events:

- i. Promoter fails to provide ready to move in possession of the Flat or Plot to the Allottee(s) within the time period specified. For the purpose of this clause, "ready to move in possession" shall mean that the Flat shall be in a habitable condition which is complete in all respects.
- ii. Discontinuance of the Promoter's business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made thereunder.

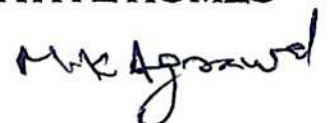
In case of Default by Promoter under the conditions listed above, Allottee(s) is entitled to the following:

- i. Stop making further payments to Promoter as demanded by the Promoter. If the Allottee(s) stops making payments, the Promoter shall correct the situation by completing the construction milestones and only thereafter the Allottee(s) be required to make the next payment without any penal interest; 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) (less the GST component which may be refunded after the realization of the same from the substitute Allottee as per GST Act/Rule) towards the purchase of the Flat, along with interest at the rate specified in the Rules within forty-five days of receiving the termination notice.

Provided that where an Allottee(s) does not intend to withdraw from the project or terminate the Agreement, he shall be paid, by the promoter, interest at the rate specified in the Rules, for every month of delay till the handing over of the possession of the Flat.

The Allottee(s) shall be considered under a condition of Default, on the occurrence of the following events:

- i. In case the Allottee(s) fails to make payments for demands made by the Promoter as per the Payment Plan annexed hereto, despite having been issued notice in that regard the Allottee(s) shall be liable to pay interest to the promoter on the unpaid amount at the rate specified in the Rules.
- ii. In case of Default by Allottee(s) under the condition listed above continues for a period beyond two consecutive months after notice from the Promoter in this regard, the Promoter shall cancel the allotment of the Flat in favour of the Allottee(s) and refund the amount money paid to him by the Allottee(s) by deducting the booking amount, all taxes, duties, cess etc, and all other penalties and delay payment charges of any nature whatsoever 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 of money paid by the Allottees shall be returned by the promoters to the Allottee(s) without any



interest within 45 days from the date of resale/allotment of the new Allottee, from the amounts realized from the such new Allottee/ buyer.

10. **CONVEYANCE OF THE SAID FLAT** - The Promoter, on receipt of complete amount of the Price of the Flat or Plot under the Agreement from the Allottee(s), shall execute a conveyance deed and convey the title of the Flat or Plot together with proportionate indivisible share in the Common Areas within 3 (three) months from the issuance of the occupancy certificate. However, in case the Allottee(s) fails to deposit the stamp duty, registration charges and all other incidental and legal expenses etc. so demanded within the period mentioned in the demand letter, the Allottee(s) authorizes the Promoter to withhold registration of the conveyance deed in his/her favour till full and final settlement of all dues and stamp duty and registration charges to the Promoter is made by the Allottee(s). The Allottee(s) shall be solely responsible and liable for compliance of the provisions of Indian Stamp Act, 1899 including any actions taken or deficiencies/penalties imposed by the competent authority(ies).
11. **MAINTENANCE OF THE SAID BUILDING** - The Promoter shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance of the project by the association of the Allottee(s). The Allottees will have to pay the maintenance charges to the Promoters as determined by the Promoters.
12. **DEFECT LIABILITY** - 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 the agreement for sale relating to such development is brought to the notice of the Promoter within a period of 5 (five) years by the Allottee(s) from the date of handing over possession, it shall be the duty of the Promoter to rectify such defects without further charge, within 30 (thirty) 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.
13. **RIGHT OF ALLOTTEE(S) TO USE COMMON AREAS AND FACILITIES SUBJECT TO PAYMENT OF TOTAL MAINTENANCE CHARGES** - The Allottee(s) hereby agrees to purchase the Flat on the specific understanding that his/her right to the use of Common Areas shall be subject to timely payment of total maintenance charges, as determined and thereafter billed by the maintenance agency appointed or the association of Allottee(s) (or the maintenance agency appointed by it) and performance by the Allottee(s) of all his/her obligations in respect of the terms and conditions specified by the maintenance agency or the association of Allottee(s) s from time to time.
14. **RIGHT TO ENTER THE FLAT FOR REPAIRS.-** The Promoter or maintenance agency or association of Allottee(s) s shall have rights 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/Owner Association to enter into the Flat 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** - Use of Basement and Service Areas: The basement(s) and service areas, if any, as located within the "ANANDAM" shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, fire fighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee(s) shall not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the association of Allottee(s) formed by the Allottee(s) for rendering maintenance services.
16. **GENERAL COMPLIANCE WITH RESPECT TO THE FLAT-** Subject to Clause 12 above, the Allottee(s) shall, after taking possession, be solely responsible to maintain the Flat at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the Flat, or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to

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For, **CREATIVE HOMES**

M.K. Agrawal

Partner

the Flat and keep the Flat, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenable 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. 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. on the face/ facade of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottee(s) shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Allottee(s) shall not store any hazardous or combustible goods in the Flat 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 bearing wall of the Flat or Plot. The Allottee(s) shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of Allottee(s) and/or maintenance agency appointed by association of Allottee(s). The Allottee(s) shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions. The Allottees shall not raise any construction whether temporary or permanent on the rear/ front Balconies/Deck/Lawn/Rooftops/ terrace under his /her use. The Allottees shall not use the unit/flat for any other purpose other than as set out under this agreement nor use the same for any other purpose which may or is likely to cause nuisance or annoyance to occupiers of the premises in the project or any legal or immoral purpose.

17. **COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY ALLOTTEE(S)** - The Allottee(s) is entering into this Agreement for the allotment of a Flat with the full knowledge of all laws, rules, regulations, notifications applicable to the general and this project in particular. That the Allottee(s) hereby undertakes that he/she shall comply with and carry out, from time to time after he/she has taken over for occupation and use the said Flat, all the requirements, requisitions, demands and repairs which are required by any competent Authority in respect of the Flat at his/ her own cost.
18. **ADDITIONAL CONSTRUCTIONS** - The Promoter undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Project after the building plan has been approved by the competent authority(ies) except for as provided in the Act.
19. **PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE** – Without affecting the rights and interest of the Allottees in respect of the unit under this Agreement in case the Promoters raise Finance/, loan from any financial institution,/ bank by way of mortgage/ charge/ , securitization of receivable or in any other mode or manner by charge / mortgage of the whole project, such mortgage shall be subject to the condition that the rights and interest of the Allottees in respect of the unit/ flat under this Agreement not be affected and the Allottees shall be entitled to take loan from any bank / financial institution for purchase of unit/ flat and 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 NOC's , etc. as may be required by the Allottes.
20. **THE JHARKHAND APPARTMENT ACT, 2011** - The Promoter has assured the Allottee(s) that the project in its entirety is in accordance with the provisions of the Jharkhand Apartment Act, 2011.
21. **BINDING EFFECT** - 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 the Payment Plan 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 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 serve a notice to the Allottee(s) for rectifying the default, which if not rectified within thirty days from the date of its receipt by the Allottee(s), application of the Allottee(s) shall be treated as cancelled and all sums


Partner

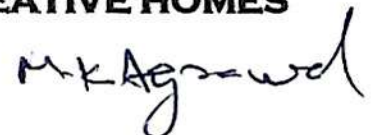
deposited by the Allottee(s) in connection therewith including the booking amount shall be returned to the Allottee(s) without any interest or compensation whatsoever.

22. **ENTIRE AGREEMENT** - This Agreement, along with its schedules, 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 said Flat/Building, as the case may be.
23. **RIGHT TO AMEND** - This Agreement may only be amended through written consent of the Parties.
24. **PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE(S) OR SUBSEQUENT ALLOTTEE(S)** - It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottee(s) of the Flat, in case of a transfer, as the said obligations go along with the Flat or Plot for all intents and purposes.
25. **WAIVER NOT A LIMITATION TO ENFORCE** -

The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottee(s) in not making payments as per the Payment Plan including waiving the payment of interest 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(s) shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottee(s).

Failure on the part of the Promoter 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.

26. **SEVERABILITY** - If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.
27. **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT** - Wherever in this Agreement it is stipulated that the Allottee(s) has to make any payment, in common with other Allottee(s) in Project, the same shall be the proportion which the carpet area of the Flat bears to the total carpet area of all the Flat in the Project. However maintenance charges for the unit/flat shall be calculated on the basis of Super Builtup Area.
28. **FURTHER ASSURANCES** - 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** - The execution of this Agreement shall be complete 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). 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. Hence this Agreement shall be deemed to have been executed at the office of the Promoter.



30. **NOTICES** - That all notices to be served on the Allottee(s) and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee(s) or the Promoter by Registered Post at their respective addresses specified below:

Name of Allottee(s) Allottee(s) Address.....
.....

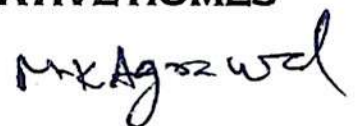
CREATIVE HOMES ,Plot No 957, Village DOBO, Dist, Saraikela Kharsawan

It shall be the duty of the Allottee(s) and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered 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(S)** - That in case there are Joint Allottee(s) all communications shall be sent by the Promoter to the Allottee(s) 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. **GOVERNING LAW** - 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.

33. **DISPUTE RESOLUTION** - All or any disputes arising out of or touching upon or in relation to the terms of This Agreement the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties shall be settled amicably by mutual discussion between the parties, failing which the issue shall be settled in the manner as provided under the Act.



IN WITNESSES WHEREOF parties hereinabove named have been set their respective hands and signed this Agreement for Sale at Jamshedpur in the presence of attesting witness, signing as such on the day first above written.

WITNESSES:

1)

2)

Drafted, read over and explained the contents of this sale deed to the Executants/Vendors in Hindi who found and admitted the same to be true and correct.

Typed by:

Advocate

JSR Court.

NAME OF THE ALLOTTEE(S):

Signature and finger print of left hand of the Allottee(s) above named.

Certified that the finger prints of left hand of each person, whose photographs are affixed in the document, have been obtained by me.

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For, **CREATIVE HOMES**

M.K. Agarwal
Partner

FLOOR PLAN**SCHEDULE "A" ABOVE REFERRED TO**

(Schedule Premises)

All that land measuring an area of 165 Decimals, in Mouza Dobo, recorded under Khata No. 145, being Plot No. 957, P.S. Chandil, Thana no. 331, Anchal Chandil, Halka no. 2, District Sub Registry office at Seraikela, Sub Registry office Chandil, District Seraikella-Kharsawan, which is bounded as follows:-

North : Plot No. 955 & 945
 South : Plot No. 957(P)
 East : Plot No.950
 West : Rasta 25' ft.

SCHEDULE "B" ABOVE REFERRED TO

(Description of the property hereby sold)

a. Residential Flat No. :
 b. Floor :
 c. Block No. :
 d. Carpet Area :
 e. Super Built up Area :
 f. Undivided Proportionate Share of Land :
 g. New Plot No. :
 h. New Khata No. :
 i. R. S. Khata No. :

Boundary of Flat

North :
 South :
 East :
 West :

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For, **CREATIVE HOMES**

Mr. K. Agarwal
 Partner

SCHEDULE "C" ABOVE REFERRED TO
(Details of the Price of the Flat and Payment Plan)

PRICE OF THE FLAT

Total Consideration for the said Flat shall be Rs..... (Rupees.....
.....only) Excluding GST.

PARTICULARS	AMOUNT (IN RS.)
Cost of the Flat (

PAYMENT PLAN

The said total amount of Rs..... (Rupeesonly)
mentioned as above (Price of the Flat) herein above shall be paid by the Allottee(s) to the Builder in
installment as follows :

PAYMENT TERMS	AMOUNT(IN Rs.)
On Registration	Rs. 1,00,000.00
Booking Amount (within 15 days)	20% - Rs.100000.00
On Casting of Basement Roof Slab	10%
On Casting of 1 st Floor Roof Slab	10%
On Casting of 4 th Floor Roof Slab	20%
On Casting of 7th Floor Roof Slab	15%
On Casting of 10 th Floor Roof Slab	15%
On Completion of Unit Brick Work	5%
Within 30 days from the date of Offer of Possession	5%

Electricity Connection Charges, maintenance deposit, upfront maintenance charges, documentation charges,
Stamp duty and registration charges not included in the price of the flat, will be paid by Allottee on or before
registration of the sale deed.

PAYMENT RECEIVED TILL DATE OF AGREEMENT WITH GST

<u>Sl. No.</u>	<u>Name of Bank</u>	<u>Cheque No.</u>	<u>Date</u>	<u>Amount (Rs.)</u>
1				
2				

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For, **CREATIVE HOMES**

M.K. Agarwal

Partner

**SCHEDULE "D" ABOVE REFERRED TO
SPECIFICATIONS**

- Foundation** - Split/Raft Footing RCC Foundation.
- Structure** - RCC framed Structure. The Structure will conform to seismic and wind load considerations as stipulated by BIS codes for better safety.
- Brick Work** - All brickwork will be done by AAC blocks (Aerated Auto Claved Concrete Blocks)/Hollow Concrete Bricks, 200 mm thick on the external walls and 100 mm thick on the internal walls by Bricks.
- Wall Finish** - Internal walls will have smooth Plaster of Paris/Putty finish, with 1 coat of primer. The Exterior walls will be finished with two coats Exterior paint of reputed brand.
- Flooring** - Drawing/Dining/Passage/Kitchen/Bedrooms/Balcony will be finished using premium quality glazed vitrified tiles of reputed make.
- Garage Flooring** - Garage Flooring will be finished using premium quality Parking Tiles/Paver Blocks/VOF
- Kitchen** - **Platform** - Granite cooking Platform and Ceramic tile dado up to 2' above the counter with stainless steel sink.
Water line for water purifier and outlet for chimney will be provided
- Toilet** - **Wall** - Premium glazed tiles of reputed make up to lintel level
Flooring - Premium Quality Anti Skid Tiles of reputed make
Fittings - White glazed sanitary ware with ISI mark of reputed make, all CP fittings will be with ISI mark of reputed brand
- Doors** - Good Quality flush doors with lock and main gate with door skin.
- Window** - Good quality UPVC/Aluminium sliding windows with clear glass.
- Electrical** - Concealed wiring with fire resistant copper wire of reputed make.
Bedroom - Two light points, one fan point and two 5 amp plug point, one 15 amp plug point for ac
Drawing/Dinning - Two fan points, four light points, two 5 amp plug point and refrigerator point will be provided at suitable place
Kitchen - One 15 amp and two 5 amp plug points, two light point, one fan point
Balcony - One fan and one light point
Toilet - One Exhaust Fan Point, Two Light points and One Geyser point.
- Lift** - One passenger's lift and one stretcher size lift will be provided.
- Plumbing** - ISI marked PVC pipe for sewer line work.
- Electricity** - will be provided through JSEB/JUSCO
- Electricity Backup** - Generator backup of reputed make which will provide 500 wt electricity in each flat
- Water supply** - Round the clock water supply ensured with overhead tank from suitable sources.

Note : All the Building plans, layouts, specifications, etc are tentative and subject to variation and modifications as decided by the Promoter.

