

## **AGREEMENT FOR SALE**

THIS Agreement is made on this the .....

### **BETWEEN**

**SARJOM AGRO PVT. LTD.** (PAN-ABCC31843B) Through its Directors (1) **Satyajeet Kumar**, Date of Birth - 04.01.1987, son of Shri Chandramauli Prasad, Grand son of Late Debki Prasad, and (2) **Anand Darshi**, Date of Birth - 15.01.1989, son of Shri Ajay Kumar, Grand son of Late Rajnandan Prasad, by category-general (not covered by Chhotanagpur Tenancy Act 1908), A Registered PVT Ltd. Company Under Company Act 2013 whose registered office is Niranjana Complex, Second Floor, Opposite Sidhu Kanhu Park, Kanke Road, District-Ranchi, State Jharkhand, Indian Citizen Authority conferred u/s 5 (1) & (2) of Jharkhand Apartment (Flat) ownership Act, 2011 pursuant at Registered Development Agreement being Deed No. **2024/RAN/3833/BK1/3484** dated 24.04.2024 which is entered in Book No. **BK1**, Volume No. 427, from page No. 297 to 400 at office of **SRO, Ranchi** (hereinafter called the **VENDOR/DEVELOPER** which terms and expression unless excluded by or repugnant to the subject or context shall mean and include his heirs, successors, legal representatives, executors, administrators and assigns) of the **FIRST PART**;

(1) **UID - XXXX XXXX 7574**

(2) **UID - XXXX XXXX 3372,**

**AND**

.....  
.....  
.....  
.....

hereinafter called the “INTENDING PURCHASER(S)”. (The expressions Intending Purchaser shall mean and include his/her/ their respective legal heirs, successors, representatives and assigns) on the SECOND PART.

UID No. -

WHEREAS in this Agreement called the Agreement for Sale unless it be contrary to the context, the following words shall have the following meanings:-

- a) “SCHEDULE LAND” shall mean all that the piece or parcel of the land described in the schedule- A hereunder written and include any new building or buildings and/or the additional storey or stories for the time being constructed there at from time to time.
- b) “BUILDING” - shall mean the new Multi-storied building consisting several units for residential cum commercial use to be constructed on the land given in schedule- ‘A’ of this deed by the Land owner as well as Builder at its own cost and expenses as per plan duly sanctioned or deemed sanctioned by competent authority of R.R.D.A Ranchi / Ranchi Municipal Corporation Ranchi or any authority of Ranchi.
- c) “FLAT/COMMERCIAL SPACE” and “Commercial Space” as described in Schedule- B.
- d) “COMMON PARTS” as described in the Schedule- C.
- e) “COMMON EASEMENTS” in relation to any Flat/commercial space shall mean the easements quasi-easements, rights, privileges and appurtenances appertaining to such Flat/commercial space for the reasonable enjoyment and occupation of such Flat/commercial space and shall also include the reciprocal easement, quasi-easements, obligations and duties of the like nature of the other Flat/commercial spaces in the said building in or upon such Flat/commercial space or on part thereof.
- f) “SUPPER BUILT UP AREA” - means and includes the carpet area, verandah, balconies stair case, common part, etc. of the proposed multi storied building.
- g) “CO-PURCHASERS” shall mean the person or persons who acquired the Flat/commercial spaces of the said proposed building from the Land Owner as well as Builder.

- h) "PROPORTIONATE SHARE" shall mean in the case of any Flat/commercial space and/or car parking space, the proportion or ratio which the Flat/commercial space bear to the total land area.
- i) "THE PRONOUN 'HE or SHE'" in these presents shall mean and be construed to have been used to mean any person or persons (male or female), a firm, a company or any other legal entity capable of holding property if the context so admits.
- j) "FORCE MAJEURE" - shall described flood, earthquake, riot, war storm, tempest, civil commotion, strike, lock out and/or any other act or commission beyond the control of the developer..

WHEREAS :-

**WHEREAS** Landowners (1) **Ashok Kumar Vishwakarma** Date of Birth - 03.01.1955 son of Late Kamal Prasad Vishwakarma, Grand son of- Late Ghasita Vishwakarma by Category - General (Not covered under CNT Act 1908), by Religion-Hindu, by Occupation-Business, Residence Nawa Toli, Karbala Chowk, Nawa Toli, Ranchi GPO, District-Ranchi, State-Jharkhand, Indian Citizen, PIN - 834001, (2) **Alok Kumar Vishwakarma** Date of Birth - 02.01.1972 son of Late Kamal Prasad Vishwakarma, Grand son of- Late Ghasita Vishwakarma by Category - General (Not covered under CNT Act 1908), by Religion-Hindu, by Occupation-Business, Residence House No. 397, Church Road, Near Karbala Chowk, Konka Road, Thana-Lower Bazar, District-Ranchi State-Jharkhand, Indian Citizen, PIN - 834001, (3) **Kamta Prasad** Date of Birth - 07.01.1936 son of Ghasita Mistry alias Ghasita Vishwakarma, Grand son of - Late Tilak Vishwakarma, by Category - General (Not covered under CNT Act 1908), by Religion-Hindu, by Occupation-Business, Residence House no. 30, Konka, Kalal Toli, Church Road, Nawa Toli, Ranchi GPO, District-Ranchi State-Jharkhand, Indian Citizen, PIN - 834001, (4) **Ajay Kumar Sharma** Date of Birth - 08.10.1961 son of Late Ram Prasad Sharma Grand son of Late Ghasita Vishwakarma by Category - General (Not covered under CNT Act 1908), by Religion-Hindu, by Occupation- Business, Residence of House No. 19, New Badhai Toli, Purulia Road, District-Ranchi State. -Jharkhand, Indian Citizen (5) **Bijay Kumar** Date of Birth - 01.02.1971 son of Late Ram Prasad Sharma Grand son of Late Ghasita Vishwakarma by Category - General (Not covered under CNT Act 1908), Religion-Hindu, by Occupation-Business, Residence House No. 19, Behind Dilip Verma House, Purulia Road, New Barhi Toli, Ranchi G.P.O. Ranchi, Ranchi, District-Ranchi State-Jharkhand, Indian Citizen (6) **Sanjay Kumar Sharma** Date of Birth - 12.02.1966 son of Late Mahavir Prasad Sharma Grand son of Late Ghasita Vishwakarma by Category - General (Not covered under CNT Act 1908), Religion-Hindu, by Occupation-Service, residence no. 409, Dhangar Toli, Panchwa Mohalla, Thana + District-Chatra, State-Jharkhand, PIN - 825401 Indian Citizen are absolute owners and are in peaceful possession over land measuring 19.90 Decimals being portion of R.S. Plot No. 672, under Khata no. 4 corresponding to **Holding No. 0550004779000A1 within Ward No. 53** of Ranchi Municipal Corporation, Ranchi situated at Village - Tupudana, P.S. No.267, Thana - Dhruwa, District - Ranchi, State Jharkhand morefully described in the schedule

below.

AND WHEREAS said land is registered in the Revisional Survey Khatian in the name of Sheikh Ajman Ali Wald Sheikh Amarli as Kayami.

AND WHEREAS said Khatiani Raiyat Sheikh Ajman Ali. sold and transfer the said Land to Jagarnath Kumhar son of Mahali Kumhar by a registered sale deed in the year 1939.

AND WHEREAS after purchasing the above land, Jagarnath Kumhar, while being a peaceful occupier, sold the area of 30 decimal land to Ghasita Vishwakarma through two registered sale deed, the first Deed of which is No. 5936/5962, the area of 10 decimal land and the second deed is No. 5937/5963. , 20 decimal land, both dated 02.09.1959, which are registered in the District Registration Office, Ranchi.

AND WHEREAS said land recorded in Volume No. 1, Page No. 334 of the Jamabandi Register-2 of the Circle Office, it is registered in the name of Ghasita Vishwakarma, whose updated tax receipt number is 307455 dated 09.09.2006, which is issued till the year 2006-07.

AND WHEREAS Ghasita Vishwakarma died leaving behind four sons, Kamal Prasad Vishwakarma, Kamta Prasad (Landowner No. 3), Ram Prasad Sharma and Mahavir Prasad Sharma as his legal heir Successor.

AND WHEREAS Kamal Prasad Vishwakarma died leaving behind two sons Ashok Kumar Vishwakarma (Landowner No. 1) and Alok Kumar Vishwakarma (Landowner No. 2).

AND WHEREAS said Ram Prasad Sharma died leaving behind two sons Ajay Kumar Sharma (Landowner No. 4) and Vijay Kumar (Landowner No. 5).

AND WHEREAS said Sanjay Kumar Sharma (Landowner No. 6) is the son of Late Mahavir Prasad Sharma.

AND WHEREAS said all Landowners have mutated their names in the Circle Office vide Succession Mutation Case No. 3312/2022-2023 which is entered in Register II, Volume No. 24, Page No. 84 and paying rent to the state regularly.

AND WHEREAS said all Landowners have also mutated his name in the Municipal Corporation, Ranchi and they have been allotted Holding No. 0550004779000A1 within Ward No. 53 and paying holding taxes to the corporation and coming in peaceful possession over the same.

AND WHEREAS the All landowners pool their land in one common boundary and desire to develop the area aforesaid mentioned in the Schedule- 'A' property by constructing a residential multistoried buildings namely "**VISHWAKARMA HEIGHTS**" over it on the conversion basis with the help of the developer

namely M/s **SAI HOMES** and they entered into a Registered Development Agreement being Deed No. **2024/RAN/3833/BK1/3484** dated 24.04.2024 which is entered in Book No. **BK1**, Volume No. 427, from page No. 297 to 400 at office of **SRO, Ranchi**.

AND WHEREAS Map for construction of Multistoried Residential cum commercial Building in schedule "A" land is sanctioned by Ranchi Municipal Corporation, Ranchi bearing **RMC/BP/0907/W53/2022**.

AND WHEREAS as per approved building plan a multistoried building comprising several independent flats/units on different floors constructed by DEVELOPER on over the landed property described in Schedule -"A" below. The said Multistoried Residential Building is named as "**VISHWAKARMA HEIGHTS**" Block - A & B.

AND WHEREAS in terms of the Development Agreement the Flat/commercial space No. '.....' having super built up area '..... sq.ft.' (having undivided proportionate share '..... Decimals' of land) in the '..... Floor' of the said apartment "**VISHWAKARMA HEIGHTS**" forms part of the share of the DEVELOPER/FIRST PARTY as DEVELOPER'S ALLOCATION.

AND WHEREAS the Intending Purchasers has inspected the Title Deed and also seen and approved the said plan map and satisfied himself/herself/themselves about the title of the Land owner as well as Builder and agreed to acquire right title/Ownership over Flat/commercial space no.- "....." on the "..... Floor" having super builtup area "..... Sq. ft." approx with or without one car parking space alongwith undivided proportionate land of the proposed multi storied residential cum commercial building complex namely "**VISHWAKARMA HEIGHTS**" morefully described in the schedule- B constructed over schedule "A" land hereto including all internal partition walls, all outer walls, fifty-percent of the walls common with the adjacent floor space together with common easements and rights in common parts, the common amenities and the common conveniences relating thereto on terms and conditions herein after appearing.

**NOW THIS AGREEMENT WITNESSETH BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-**

1. That the Intending Purchaser/s has agreed to purchase a Flat/commercial space no.- "....." on the "..... Floor" having super builtup area "..... Sq. ft." approx with or without one car parking space alongwith undivided proportionate land of the proposed multi storied residential cum commercial building complex namely "**VISHWAKARMA HEIGHTS**" morefully described in the schedule- B constructed over schedule "A" land for a consideration of **Rs. ....** (Rupees .....) only.

2. That in consideration of the Flat/commercial space and in further consideration of the sum of Rs. ....../- only by cash and Rs. ....../- by cheque no. .... dated ....., ..... in favour of Developer paid by the Intending Purchaser to the Builder as part payment towards the said costs, charges and expenses as and by way of earnest money (the receipt whereof the Land owner as well as Builder hereby admit and acknowledge) and in further consideration of the Intending Purchaser agreeing to pay **Rs. ....../- (Rupees .....**) **only** in the manner as mentioned in payment schedule- D hereunder written. The Land owner as well as Builder has agreed to construct and erect the said Flat/commercial space as per the specifications more particularly described in schedule- E.
3. That the Intending Purchaser/s agrees with the Builder that the Builder may make such addition, variation and modification in the Flat/commercial space as may be deemed necessary or may be required to be done by the Builder at the instance of the Ranchi Municipal Corporation or any other authority. The Builder has full right to submit the sanctioned plan for re-sanction at any point of time for such addition, variation and modification. The Intending Purchaser shall not be entitled to any compensation nor to rescind this contract in case of any addition, alteration or deviation that may be done by the Builder and the Intending Purchaser/s hereby gives his/her/their consent to such additions, variations, alterations, modifications and deviations and the Intending Purchaser/s shall not be entitled to make any objections thereto.
4. That the Intending Purchaser/s agrees to pay the said consideration amount to the Builder in manner as mentioned in schedule- D. All charges in respect of any additional work or alteration in the Flat/commercial space constructed in the said Flat/commercial space as may be incurred by the Builder for the Intending Purchaser/s shall be payable to the Builder before possession/delivery to the Intending Purchaser/s.
5. A) That after completion of construction of the said Flat/commercial space and the common parts thereof and receipt by the Intending Purchaser/s of any notice from the Builder to take possession of the said Flat/commercial space constructed by the Builder, the Intending Purchaser/s shall within 15 days from receipt of such notice deposit and keep deposited with the Land Owner the following sums as security in respect of the said Flat/commercial space for the discharge of the obligations :
  - B) In case of deviation of the Flat/commercial space the cost of the Flat/commercial space shall be increased at the rate of chargeable amount on per square feet basis, its total discretion of the Builder.
6. That the Builder shall have first lien and charge on the said Flat/commercial space and on all other rights and interest appertaining thereto including the Intending Purchasers's interest in the said property for all dues and damages on

any account whatsoever as are or may be due and payable by the Intending Purchaser/s to the Builder in this Agreement.

7. That under no circumstances possession of the said Flat/commercial space shall be given by the Builder to the Intending Purchaser/s until and unless all payments, deposits and dues required to be made under this Agreement by the Intending Purchaser/s have been paid in full to the Builder . Subject as here in before stated and also subject to the terms contained in the Agreement, the possession of the said Flat/commercial space will be given to the purchase after full payment and/or at the time of registration.
8. That except in respect of the undivided proportionate share or interest in the said property agreed to be sold by the Builder and except the rights in the said Flat/commercial space/s, the easements, quasi-easements, benefits, privileges and advantages in common to be conferred or granted by or under the conveyance to be executed and registered in favour of the Intending Purchaser/s shall have no claim or right of any nature in the other Flat/commercial spaces, floor spaces and areas of the said property and/or the said building adjoining above or beneath of his /her/.their Flat/commercial space/s.
9. That the Intending Purchaser/s have no any right, title or interest of any kind whatsoever into or over the said property or building or any part thereof until the execution and registration of the appropriate sale deed in favour of the Intending Purchaser/s by the Land Owners or through their constituted power of attorney or registered Development Agreement. Such sale deed shall contain all usual terms and covenants as contained in case of a sale deed of Flat/commercial space and shall be prepared registered and completed by the Builder at the cost of the Intending Purchaser/s. Further, it will be liability of the Intending Purchaser/s to pay any taxes, duties, levies, surcharges, GST etc. levied either by the state Govt. or by the Central Govt. or jointly by them currently or in future on full or part of the Flat/commercial space or on the undivided proportionate share of the Intending Purchasers' land. In case Extra amenities have to be provided to the Intending Purchaser/s at the instance of Ranchi Municipal Corporation, the same will be chargeable. The registration cost of the sale deed (stamp duties, registration fee and miscellaneous charges) will be borne by the Intending Purchaser/s.
10. That unless prevented by unavoidable circumstances as aforesaid the Builder shall within the time aforesaid construct and complete construction of the said Flat/commercial space for and on behalf of the Intending Purchaser/s and shall deliver possession thereof to the Intending Purchaser/s through Builder and shall also on or before the said date complete the common parts thereof for beneficial use and enjoyment of the said Flat/commercial space in a substantial workmanlike manner and in conformity with the said sanctioned plan with proper and suitable walls, ceilings, floors, partitions, fixtures and fittings and

all conveniences and amenities for habitation and enjoyment of the said Flat/commercial space in decent style.

11. That It is expressly understood that the Builder would enter into and execute similar Agreement with such other persons or other Purchasers from time to time.
12. That after execution and completion of the conveyance by and between the Builder and the Intending Purchaser/s and after completion of the said building and until such time as an association or society is formed the Land owner as well as Builder shall have absolute authority and control as regards the parts or portions of the said building not in the possession of the Intending Purchasers and/or any other CO-Purchasers after completion thereof. The costs of and incidental to the formation of such association and/or society shall be borne and paid pro-rata by the Intending Purchaser/s, the CO-Purchaser, and/or the Land owner as well as Builder in respect of any Flat/commercial space of the said property not in possession of the Intending Purchasers / CO-Purchasers.
13. That the Intending Purchaser/s also agrees to pay to the Builder in addition to the consideration amount mentioned herein above proportionate share of the common expenses for all taxes, outgoing and other charges described in the schedule- C hereunder written from and after the date the said Flat/commercial space becomes ready for occupation till the Land owner as well as Builder make over possession and management of the common parts to any society or association to be formed for the purpose and in default the Intending Purchaser/s shall pay interest thereon the @ 2% (two percent) per month.
14. That as after the date of possession, the Purchaser/s shall not raise any objection or make any claim of any nature whatsoever regarding construction of the said unit. The said unit shall for all purposes be deemed to be completed and the Builder provides reasonable egress and ingress thereto and water and electric (temporary or permanent connections therein)
15. That in case the Intending Purchaser/s fails or neglects to pay to the Builder the amount becoming due and payable hereunder or any portion thereof within the respective periods as mentioned in schedule- D or elsewhere, the Builder shall have option either :-
  - (a) To treat the Agreement as cancelled and to forfeit all or any sums paid by the Intending Purchaser/s to the Builder and Agreement for sale entered between the Builder and the Intending Purchaser/s shall stand revoked, or,
  - (b) To sale or demise the said Flat/commercial space to any Prospective Purchaser without any notice or reference
16. That in case the Intending Purchaser/s fails to pay the common expenses, the charges for electricity consumed by his/her/their and/or any other amounts becoming due and payable hereunder and part thereof within the time and in

the matter aforesaid or uses the Flat/commercial space aforesaid for any purpose other than the purpose permitted hereunder or fails to observe or perform any of the terms and conditions to be observed or performed by the Intending Purchaser/s under these presents then in any of such events the Land Owner/ Builder shall have in addition to other rights that it may otherwise be entitled under the law, in respect of the said Flat/commercial space and also to disconnect and otherwise to stop supply of electricity, water and other facilities and/or amenities provided in the said building and or in the said Flat/commercial space until such time the Intending Purchaser continues to default.

17. That in all matters relating to or connected with the common use, control, enjoyment, management and maintenance of the common parts by the Intending Purchaser/s and the CO-Purchasers, the Intending Purchaser/s agrees and covenants to pay in advance the proportionate share of the recurring expenses and charges mentioned in schedule- C as and when the same becomes due.
18. That the Land owner as well as Builder agrees and covenants with the Intending Purchaser/s that the Builder shall complete the said Flat/commercial space and the common parts thereof in all respects so long as the Intending Purchaser/s fulfils his obligations.
19. That upon completion of the building as a whole, the Intending Purchaser/s agrees to execute and shall execute such other deeds, documents and declarations as may be deemed necessary for common beneficial use and enjoyment of the said Flat/commercial space including declaration of respective rights and interest of the Intending Purchaser and CO-Purchasers in the said building and/or the said property.
20. That all costs of preparations and stamp duty of this Agreement and all other documents and declarations to be made or executed in pursuance hereof shall be paid and borne by the Intending Purchaser/s.
21. That the Intending Purchaser/s shall not without the written consent and permission of the Land owner as well as Builder be entitled to transfer his/her/their rights, title and interest under this presents and/or under Agreement for sale including any rights or interests in equity under this presents till all his/her /their dues of whatever nature owing to the Builder is fully paid and only if the Intending Purchaser/s has not been guilty of breach of or noncompliance with any of the terms and conditions of this Agreement.
22. That the Intending Purchaser/s gets his/her their complete address registered with the Builder as mentioned below and it shall be his/her their responsibility to inform the Builder by registered A/D post about all subsequent changes if any in his/her/their address, failing which all notices and letters posted at the first registered address will be deemed to have been received by him/them on

the Fourth day of the date, the same has been delivered for dispatch to the postal authorities and the Intending Purchaser/s shall be responsible for any default in payment and other consequences that might occur there from.

23. That if the Intending Purchaser/s intends to introduce a nominee and as such he/she/they registers complete details of the nominee with the Builder as mentioned below :-

**N.A.**

24. That upon possession of the said Flat/commercial space being delivered to the Intending Purchaser/s; the Intending Purchaser/s shall be entitled to the use and occupation of the said Flat/commercial space for only residential cum commercial purpose. Upon the Flat/commercial space holder taking the possession of the Flat/commercial space he/she/they will no claim against the Builder in respect of any item or work in the said Flat/commercial space which may be alleged not to have been carried out or completed.
25. That the fixtures, fittings and amenities to be provided in the said building and in the said Flat/commercial space and the material to be used in the construction of the said building and those as set out in the schedule hereunder written and the Purchaser/s has satisfied himself/herself/ themselves about the design of the said building.
26. That the Purchaser/s shall not let, sublet, sell, transfer assign or part with his/her/their interest or benefit of this Agreement or any other Agreement concerning this Flat/commercial space or land property until all the dues payable by him to the Land owner as well as Builder are fully paid up and a no due certificate is obtained in writing from the Builder.
27. That on the completion of the said building and on receipt of the Builder of the full sum of all amounts due from all the Purchaser/s the Purchasers shall form an association of Flat/commercial space Owners which shall repair and maintain the building and land property and which shall pay all the charges or various Government duties and levies and taxes or any other outgoing relating to the said property. The expenses accrued on all this accounts or any other account relating to the said land property and the building shall be payable by all the Flat/commercial space Owners. The Flat/commercial space Owner's Association shall be apex body relating to interest of all the Flat/commercial space Owners and shall work for the peaceful living of all its members.
- 28 That until such time as such a association of the Flat/commercial space Owners is formed the Intending Purchaser/s shall pay to the Land owner as well as Builder proportionate share of expenses accrued for all municipal and other taxes and outgoing that may from time to time be levied against the land and the aforesaid building.

29. That no interest shall be payable on deposits or payments made by the Intending Purchaser/s to the Land owner as well as Builder on any account.
30. That in case of delay in payment by the Intending Purchaser/s of any amount herein the Purchaser/s shall be without prejudice to the other right of the Builder, also liable to pay interest at two. % per month on such amount due. The due date shall be as per schedule- D of this presents.
31. That Courts of Ranchi will alone have the jurisdiction in all legal matters arising out of or concerning this transaction.
32. That this agreement is prepared in duplicate. One copy is with the Intending Purchaser/s and other is with the Builder . Both will be treated as original for all the purposes.

### **SCHEDULE – A**

#### **PARTICULARS OF THE LAND**

All that piece and parcel of land measuring 19.90 Decimals being portion of R.S. Plot No. 672, under Khata no. 4 corresponding to **Holding No. 0550004779000A1 within Ward No. 53** of Ranchi Municipal Corporation, Ranchi situated at Village - Tupudana, P.S. No.267, Thana - Dhruwa, District - Ranchi which is bounded and butted as follows :-

- North :- R.S. Plot No. 672/Part  
South :- R.S. Plot No. 673 & 674  
East :- R.S. Plot No. 686  
West :- Ranchi Chaibasa Road

### **SCHEDULE-B**

- (a) All that the Flat/commercial space no.- "....." on the "..... Floor" having super builtup area "..... Sq. ft." approx with or without one car parking space alongwith undivided proportionate land of the proposed multi storied residential cum commercial building complex namely "**VISHWAKARMA HEIGHTS**" constructed over schedule "A" land.
- (b) Parking space in the stilt /basement /ground floor which is not the part of common area shall be used for parking of cars etc. as per the allotment made by the Builder

### **SCHEDULE-C**

1. The expenses of administration, maintenance, repair, replacement of the common parts and equipment and accessories common areas and facilities including whitewashing, painting and decorating the exterior portion of the said

building, the boundary walls, entrance, staircase, landings, gutters, rain water pipes, motor pump, tube well, wiring and installation sewers, drains and all other common parts, fixtures, fittings and requirements in under or upon the building enjoyed or used in common by the Land Owners, Intending Purchasers, CO-Purchasers or other occupiers thereto.

2. The cost of cleaning, maintenance and lighting the main entrance passages, landings, staircase and other parts of the building as enjoyed or used in common by the occupiers of the said building.
3. The salaries of managers, clerks, bill collectors, chowkidars, plumbers, electricians, sweepers etc. if any.
4. Municipal taxes and other taxes and other outgoing etc.
5. Insurance of building against earthquake, fire, mob damages and civil commotion etc.
6. All electrical charges payable in common for the common portions of the said building.

#### **SCHEDULE-D**

Total Cost of the Flat/commercial space/s with undivided share of land and car parking space payable in installment in the following manner :-

<b>(1) At the time of Booking –</b>	<b>15%</b>
<b>(2) At the time of agreement -</b>	<b>10%</b>
<b>(3) On or before completion of plinth-</b>	<b>15%</b>
<b>4) On or before completion of 1&amp;2nd slab</b>	<b>15%</b>
<b>5) On or before completion of 3&amp;4th slab</b>	<b>15%</b>
<b>6) On or before completion of 5th slab</b>	<b>10%</b>
<b>7) On or before completion of brick work of same floor (alloted plot)</b>	<b>10%</b>
<b>8) On or before plaster, flooring and fittings (alloted plots)</b>	<b>5%</b>
<b>9) Full and final payment before 30 days of handover (if any)</b>	<b>5%</b>
<b>Total</b>	<b>100%</b>

#### **SCHEDULE-E**

The specifications of the Flat/commercial spaces shall be as follows :-

#### **SPECIFICATION**

##### SPECIFICATION OF CONSTRUCTION

1.	FOUNDATION	:	RCC Columns and pedestal anti termite treatment both in foundation and plinth.
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2.	STRUCTURE	:	RCC Columns/Beams/Slabs.
3.	WALLS	:	8" thick External and 4" thick internal partition wall.
4.	WALL FINISH	:	All external walls painted with cement based weather coats paints and internal walls and ceilings shall have Plaster of paris finish and a coat of cement primer over it.
5.	FLOOR	:	Vitrified Tiles
6.	WINDOWS/VENTILATORS	:	Three track Aluminum shuttered sliding windows with Glasses, Mosquito net & Grill.
7.	DOORS	:	Wooden door frame with flush door/panel Door with enamel paint. Bathroom doors of "Sintex" PVC/Panel Door.
8.	WATER ARRANGEMENT	:	Connection with deep tube well with overhead tank and connected by electric pump.
9.	TOILETS	:	Flooring with non skit tiles and dado in ceramic tiles upto seven feet ceramic tiles.
10.	SANITARY FITTINGS	:	All C.P. or brass fittings of standard make. White glazed vitreous sanitary were, cistern of white acrylic fiber glass. with hot and cold water facilities (without Guizer)
11.	KITCHEN	:	Granite platform with Ceramic tiles dado to 24" height.
12.	ELECTRICAL	:	concealed conduit copper wiring with standard fitting and fixtures (Tube Lights, fans and other fixture not provided) of reputed company.
13.	ELECTRIFICATION	:	T.V points Cable TV points and AC Points are to be provided through concealed wiring in drawing room and bed room, facility of telecom points to all fiats to be provided in the building premises.
14.	Generator	:	30 KVA capacity of reputed company.

The above specifications will be approved by the land owner and it is binding upon the builder to make available branded first quality item.

SIGNED AND DELIVERED by the BUILDER and INDENTING PURCHASER/S on the date above written in presence of witnesses.

**IN THE PRESENCE OF WITNESSES :-**

1. **SIGN AND SEAL OF DEVELOPER/VENDOR**

2. **SIGNATURE OF INTENDING PURCHASER/S**