

Photo of  
Allottee

Photo of  
Promoter

### AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("Agreement") is executed at \_\_\_\_\_ on \_\_\_\_\_

### BY AND BETWEEN

**Ashiana Housing Ltd. (CIN No. U70109WB1986PLC040864)** a company incorporated under the Companies Act, 1956 and having its Registered office at 5F Everest, 46/C, Chowringhee Road, Kolkata-700071 and Local office at Ashiana Trade Centre, Jamshedpur, Jharkhand. (PAN AADCA9093P) through its Authorized Representative Mr. \_\_\_\_\_ duly authorized *vide* Board Resolution dated \_\_\_\_\_ (Copy enclosed as **Annexure I**) [hereinafter referred to as the "**Promoter**", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their legal successor(s), administrator(s), executor(s) & permitted assignee(s) including those of the respective partners] of the **ONE PART.**

AND

**Shri Sanjay Shah (PAN \_\_\_\_\_)** son of Late Prabhudas Harilal Shah, is the absolute and lawful owner of Plot no. 138, Khata no. 102 Thana No 330 totally admeasuring 2.2 acres situated at Mouza- Rugri, Anchal Chandil Dist- Seraikela Kharsawan vide sale deed registered as document no. 6179 at the office of sub registrar, having its address at Road No.2, Contractor's Area, Bistupur, Beside Udani Jain Bhawan, P.S. - Bistupur, Jamshedpur, District East, Singhbhum, Jharkhand- 8310001, represented through his POA holder M/s Ashiana Housing Limited through its authorised representative \_\_\_\_\_ duly authorised *vide* Resolution dated \_\_\_\_\_ passed by the Directors of the Company (Copy enclosed as Annexure IA) hereinafter referred to as "**Owner No. 1**" (which expression unless excluded by or repugnant to the context or meaning thereof, shall mean and include his heirs, executors, administrators, successors-in-interest and legal assignees); The owner and the promoter have entered into a development agreement dated 05<sup>th</sup> July 2024 registered as document as document no. 2084 at the office of sub registrar at Seraikela Kharsawan.

AND

**Shri Jayesh Shah (PAN \_\_\_\_\_)** son of Late Prabhudas Harilal Shah, is the absolute and lawful owner of Plot no. 127 (P), Khata no. 102 Thana No 330 totally admeasuring 0.16 acres situated at Mouza-

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Rugri, Anchal Chandil Dist- Seraikela Kharsawan vide sale deed registered as document no. 3433 at the office of sub registrar having its address at Road No.2, Contractor's Area, Bistupur, Beside Udani Jain Bhawan, P.S. - Bistupur , Jamshedpur, District East, Singhbhum, Jharkhand- 8310001, represented through his POA holder M/s Ashiana Housing Limited through its authorised representative \_\_\_\_\_ duly authorised vide Resolution dated \_\_\_\_\_ passed by the Directors of the Company (Copy enclosed as Annexure IA) hereinafter referred to as “**Owner No. 2**” (which expression unless excluded by or repugnant to the context or meaning thereof, shall mean and include his heirs, executors, administrators, successors-in-interest and legal assignees); The owner and the promoter have entered into a development agreement dated 05<sup>th</sup> July 2024 registered as document as document no. 2084 at the office of sub registrar at Seraikela Kharsawan.

AND

**Shri Santosh Kumar Singh (PAN \_\_\_\_\_)** son of Shri Jai Prakash Singh, is the absolute and lawful owner of Plot no. 127 (P), Khata no. 102 Thana No 330 totally admeasuring 0.75 acres situated at Mouza- Rugri, Anchal Chandil Dist- Seraikela Kharsawan vide sale deed registered as document no. 16 at the office of sub registrar having its address at 74, Road No. 11, Hill View Colony, Dimna, Mango, Jamshedpur, Kopali, Seraikella - Kharsawan, MGM Medical College, Jharkhand- 8310001, represented through his POA holder M/s Ashiana Housing Limited through its authorised representative \_\_\_\_\_ duly authorised vide Resolution dated \_\_\_\_\_ passed by the Directors of the Company (Copy enclosed as Annexure IA) hereinafter referred to as “**Owner No. 3**” (which expression unless excluded by or repugnant to the context or meaning thereof, shall mean and include his heirs, executors, administrators, successors-in-interest and legal assignees). The owner and the promoter have entered into a development agreement dated 05<sup>th</sup> July 2024 registered as document as document no. 2084 at the office of sub registrar at Seraikela Kharsawan.

AND

**Shri Sudhir Kumar Singh (PAN \_\_\_\_\_)** son of Shri Jai Prakash Singh, is the absolute and lawful owner of Plot no. 127 (P) & Plot no. 128, Khata no. 102 Thana No 330 totally admeasuring 0.89 acres situated at Mouza- Rugri, Anchal Chandil Dist- Seraikela Kharsawan vide sale deed registered as document no. 17 at the office of sub registrar having its address at 74, Road No. 11, Hill View Colony, Dimna, Mango, Jamshedpur, Kopali, Seraikella - Kharsawan, MGM Medical College, Jharkhand- 8310001, represented through his POA holder M/s Ashiana Housing Limited through its authorised representative \_\_\_\_\_ duly authorised vide Resolution dated \_\_\_\_\_ passed by the Directors of the Company (Copy enclosed as Annexure IA) hereinafter referred to as “**Owner No. 4**” (which expression unless excluded by or repugnant to the context or meaning thereof, shall mean and include his heirs, executors, administrators, successors-in-interest and legal assignees). The owner and the promoter have entered into a development agreement dated 05<sup>th</sup> July 2024 registered as document as document no. 2084 at the office of sub registrar at Seraikela Kharsawan.

Owner No. 1 to 4 shall collectively be referred to as “**Land Owners/ Confirming Parties**” of the **SECOND PART**

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AND

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

**The Land Owners, Promoter and Allottee(s) shall individually be referred to as "Party" and collectively as "Parties".**

#### INTERPRETATIONS/DEFINITIONS

I. In this Agreement, the following expressions unless repugnant to the context thereof shall have the meaning assigned thereto-

- a) **"ACT"** means Real Estate (Regulation & Development) Act, 2016.
- b) **"APPLICABLE LAWS"** shall mean all Acts, Rules and Regulations in force and in effect as of the date hereof as applicable in the State of Jharkhand including Jharkhand Municipal Act, 2011, Real Estate (Regulation & Development) Act, 2016; Jharkhand Real Estate (Regulation and Development) Rules, 2017, Jharkhand Building Bye – Laws, 2017 and any other law which may be promulgated or brought into force and effect hereinafter including notifications, ordinances, policies, laws or orders or official directive of any Central/State Government or of any Statutory Authority in Jharkhand, as may be in force and effect during the subsistence of this Agreement and applicable to the development / construction / sale of the Whole Project.
- c) **"ARCHITECT"** shall mean Mr. B.N. Sengupta and/or such other person(s) and/or firm(s) and/or company(s) whom the Promoter may appoint from time to time as the architect for the Whole Project.
- d) **"APARTMENT"** shall mean a space in the Whole Project intended and/or capable of being independently and exclusively occupied, having an entry and exit and includes a flat and all such units or spaces intended to be used for any residential or commercial use such as office, shop, convenient shopping in any part of the Whole Project.
- e) **"ALLOTTEE(s)"** means and includes:
  - i. If the Allottee(s) is an individual then his/her legal successor(s), executor(s), administrator(s), legal representative(s), and permitted assignee(s);

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- ii. If the Allottee(s) is a Hindu Undivided Family, then its karta and each of the member constituting HUF, their heirs, executors, successors, administrators and permitted assignees;
- iii. In case the Allottee(s) is a Partnership Firm, then its partners for the time being, their respective legal successor(s), executor(s), administrator(s), legal representative(s) and permitted assignee(s) including those of the respective partners; and
- iv. In case the Allottee(s) is a limited company, then its legal successor(s), representative(s) and permitted assignee(s);
- f) **“BUILDING”** shall mean the Block No./Tower No. \_\_ in the Whole Project where the Allottee(s) has been allotted his “Unit”.
- g) **“BUILDING PLANS”** shall mean the plans and designs of buildings constructed or to be constructed on the Project Land (as defined herein-below), which has been duly approved by the local authority in full including any variations therein which may subsequently be made by the Promoter and/or Architect(s) in accordance with Applicable Laws.
- h) **BUILT UP AREA** means the sum of area of the Apartment or Flat. It shall include area encompassed within the walls of Apartment or Flat, all balconies, whether covered or un-covered, and thickness of wall. In case there be a common wall only 50% of thickness of such wall shall be taken in consideration for calculating the built-up area.
- i) **“CARPET AREA”** means the net usable floor area of an Apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the Apartment. Explanation.— For the purpose of this clause, the expression **"exclusive balcony or verandah area"** means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of an Apartment, meant for the exclusive use of the Allottee(s); and **"exclusive open terrace area"** means the area of open terrace which is appurtenant to the net usable floor area of an Apartment, meant for the exclusive use of the Allottee(s).
- j) **COMMON AREAS AND FACILITIES OF THE WHOLE PROJECT** means Project Land and such common areas, facilities, equipment's and spaces in the Whole Project meant for common use of and enjoyment of all the occupants of the Whole Project (as defined herein-below) and more particularly detailed in **Part I of Schedule- D** attached hereto.
- k) **“DELAY PAYMENT CHARGES”** means the charges payable by the Allottee(s) to the Promoter for delay in payment of any due amount, installment, charges etc. at the rate of State Bank of India highest marginal cost of lending rate plus two percent or such other rate as may be applicable at the time of registration of Project under RERA.
- l) **EARNEST AMOUNT** shall mean 10% of the Total Price of the Unit.

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- m) “**INTEREST**” means the charges payable by the Promoter to the Allottee at the State Bank of India highest marginal cost of lending Rate plus two percent or such other rate as may be applicable from time to time as per the Act and Rules. The rate of interest shall be the rate prevailing on the date of registration of the Whole Project under RERA.
- n) **LIMITED COMMON AREAS AND FACILITIES OF THE WHOLE PROJECT** means those common areas and facilities which are designated in writing by the Promoter before the allotment, sale or transfer of any apartment as reserved for use of certain apartment or apartments to the exclusion of the other apartments as detailed in **Clause 1.21**.
- o) **OWNERS ASSOCIATION**” shall mean “Ashiana Amaya Owners’ Association”, an association formed/to be formed by the owners of the units/Apartments in the Whole Project as per Clause (e) of Sub- Section (4) of Section 11 of the Act.
- p) “**PROJECT LAND**” shall mean land admeasuring **15620.87** under Khata No. No 227, Plot 200, 211 and 212 on which the Whole Project is being developed and more fully described in **Part-I of Scheduled A**.
- q) “**PARA**” means Para of this Agreement.
- r) “**REGULATION**” means regulations made under the Act;
- s) “**RULES**” mean the Jharkhand Real Estate (Regulation and Development) Rules, 2017;
- t) “**SCHEDULE**” means the Schedule attached to this Agreement.
- u) “**SECTION**” means the section of the Act.
- v) “**WHOLE PROJECT**” shall mean the Project, being constructed and developed upon the Project Land and comprising of group housing flats, Common Areas and Facilities of the Whole Project, all improvements and structures thereon and all easements, rights and appurtenances belonging thereto and named as “**Ashiana Amaya**”.
- w) “**SUPER AREA**” means the area at which Units / flats were sold before coming into force of RERA and more particularly described in **Note (i) of Schedule B** annexed herewith.
- x) “**HE OR HIS**” shall also mean either she or her in case the Buyer is a female or it or it’s in case the Allottee is a partnership firm or a limited company.

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

**WHEREAS THE PROMOTER DECLARES THAT:**

- A. The Land Owners are the owners and in possession of land measuring 15620.87 sqm under various plot numbers situated at Mouza Ruguri, recorded under Halka No. II, P.S. Chandil, Dist. Seraikella- Kharsawan, Jamshedpur, in the State of Jharkhand purchased vide various sale deeds and (hereinafter referred to as the **"Project Land"**) which have been more particularly detailed in **Part I of Schedule A** attached hereto.
- B. Accordingly, the Land Owners became the absolute and lawful owners of the Project Land and has legal title to the Project Land with legally valid documents. Further, the Land Owners are in the lawful possession of the Project Land and the Project Land is free from all encumbrances.
- C. The Land Owners being the absolute owners of the Project Land entered into a development agreement dated 05.07.2024 with the Promoter for development of Project Land, which has been duly registered on 05.07.2024 in the office of Sub-Registrar Saraikela in Book 1, Document No. 2024/SAR/2149/BK1/2084, Page No. 241 to 460, Volume No. 427 (hereinafter referred to as **"Development Agreement"**), whereby the Land Owner authorized the Promoter to develop the Whole Project i.e. **"Ashiana Amaya"** upon the Project Land on the terms and conditions as enumerated in the Development Agreement.
- D. The Project Land is earmarked for the purpose of developing a group housing project comprising of flats, parking facilities, departmental store, club, etc. after getting necessary permissions/approvals from concerned competent authorities and the Whole Project shall be known as **Ashiana Amaya**.
- E. Promoter is in the process of constructing and developing Whole Project named as **"Ashiana Amaya"** on Project Land as described in **Part I of Schedule A**. **"Ashiana Amaya"** is free from all encumbrances and is earmarked for the purpose of development of a residential group housing project.
- F. The Land Owners and Promoter are fully competent to enter into this Agreement and all legal formalities with respect to the right, title and interest of the Land Owners regarding the Project Land on which the Whole Project, is to be constructed have been completed.

The Promoter has obtained the Building Plan final layout approvals for the Whole Project from the Saraikela Kharsawan Zila Parishad vide approval letter bearing SKZP/GH/0058/2024

G. dated 19.12.2024. The Promoter agrees and undertakes that it shall not make any changes to Approved Plan of the Whole Project except in compliance with Section 14 of the Act and other Applicable Laws.

H. The Whole Project has been registered with the Real Estate Regulatory Authority (**"Authority"**) on \_\_\_\_\_ and the Whole Project's Registration Certificate No. is \_\_\_\_\_.

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This Registration is valid upto \_\_\_\_\_, unless renewed by the Authority. The details of the Promoter and the Whole Project are also available on the website (www.rera.jharkhand.gov.in) of the Authority.

I. The details of the number, type and Carpet Area of Apartments for sale in the Whole Project –

Tower No.	Unit Type	Total no. of units	Carpet Area		Built-up Area		Super Area		Balcony Area	
			Sq.m	Sq.ft	Sq.m	Sq.ft	Sq.m	Sq.ft	Sq.m	Sq.ft
A	4Bhk	56	142.34	1532	182.19	1961	227.61	2450	29.42	316.68
B1	3bhk+3T (Type-1)	56	112.92	1215	143.51	1545	179.30	1930	21.35	229.81
	Penthouse-EL	2	186.60	2009	227.51	2449	284.27	3060	25.98	279.65
B2	3bhk+3T (Type-1)	56	112.92	1215	143.51	1545	179.30	1930	21.35	229.81
	Penthouse-EL	2	186.60	2009	227.51	2449	284.27	3060	25.98	279.65
C	3bhk+3T (Type-2)	56	97.56	1050	123.82	1333	154.68	1665	17.87	192.35
	Penthouse-L	2	158.96	1711	194.10	2089	242.47	2610	21.29	229.17

The Promoter represents that Unit No. P1-1405, P1-1407 in Tower no. B1, P1-1413, P1-1415 in Tower No. B2 and P2-1409, P2-1411 in Tower C have exclusive terrace area allocated to them which forms part of the Apartment and is strictly on right to use basis. The Promoter represents and the Allottee of the unit(s) agrees that it shall not install or attach any antennae, flowerpots, signage etc. on the exterior of the terrace. It is also made clear that construction/ addition/ alteration/ modification in the manner of fixing grill, shed etc. of any nature whether temporary or permanent, shall not be allowed to be done in/ and around the terrace.

- J. The Allottee(s) has applied for an apartment /Unit in the Whole Project and deposited advance payment (hereinafter referred to as “**Booking Amount**”) and agreed to make timely and complete payments of the balance of Total Price of the Unit as per the payment plan.
- K. The Allottee(s) has been allotted an apartment and pro rata share in the common areas more particularly detailed in **Schedule-B** attached hereto and hereinafter referred to as the “**Unit**”). The floor plan of the Apartment is annexed hereto and marked as **Schedule E** and specifications of Apartment are annexed and marked as **Schedule F**.
- L. The Parties have gone through all the terms & conditions set out in this Agreement and understood the mutual rights and obligations detailed herein. The Parties hereby confirm that they are signing this Agreement with full knowledge of all laws, rules, regulations, notifications etc. applicable to the Whole Project.
- M. 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.

For ASHIANA HOUSING LTD.

*[Signature]*  
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- N. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee(s) hereby agrees to purchase the Unit as specified in **Schedule B**.

**NOW THEREFORE, in consideration of the mutual representations, covenants, assurances, promises and agreements contained herein and other good and valuable considerations, the Parties agree as follows:**

**1. TERMS:**

- 1.1 Subject to the terms & conditions as detailed in this Agreement, the Promoter hereby agrees to sell to the Allottee(s) and the Allottee(s) hereby agrees to purchase, the Unit as specified in **Schedule B**.
- 1.2 The Total Price of the Unit is more particularly described in **Part I of Schedule C** hereunder (hereinafter referred to as "**Total Price**").

**Explanation**

- i. The Total Price above includes the booking amount paid by the Allottee(s) to the Promoter towards the Unit as mentioned in **Part I of Schedule C**. All other charges, which are specifically mentioned in this Agreement and does not form part of the Total Price, shall be paid by the Allottee(s) in addition to Total Price as per this Agreement.
- ii. The Allottee(s) shall be liable to pay GST or any other indirect tax as may be applicable from time to time on the Total Price of Unit or any other amount as may be payable by the Allottee(s) to the Promoter as and when demanded.
- iii. The Allottee(s) shall also be liable to bear and pay maintenance deposit, upfront maintenance charges, documentation charges, stamp duty, registration charges and any other charges applicable at the time of registration of this Agreement, Sale Deed, Conveyance Deed etc. in respect of the Unit, which shall be exclusively borne and paid by the Allottee(s). Details of the Total Price as above payable by the Allottee(s) to the Promoter has been particularly described in **Part I of Schedule C**.
- 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.
- iv. The Promoter shall periodically intimate to the Allottee(s), the amount payable as stated in **Part I of Schedule C** to be paid in the manner provided in **Part II of Schedule C** hereunder and the Allottee(s) shall make payment demanded by the Promoter within the time and in the manner specified therein. In addition, the Promoter shall provide to the Allottee(s) the details of change/ modification/introduction in taxes, which is paid or demanded along with the Acts/Rules/Notifications together with dates from which such taxes/levies etc. have been imposed or become effective.
- v. The Total Price of Unit includes pro rata share in the Common Areas of the Whole Project as provided in the Agreement.


For ASHIANA HOUSING LTD.

*[Signature]*  
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- 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/taxes/levies or introduction of new charges/levies/taxes which may be levied or imposed by the competent authority, from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee(s) for increase in development charges, cost/charges/taxes imposed by the competent authorities, the Promoter shall enclose the said notification/ order/ rules/ regulations to that effect along with the demand letter being issued to the Allottee(s), which shall only be applicable on subsequent payments.
- 1.4 The Allottee(s) shall make the payment as per the payment plan set out in **Part II of Schedule C**.
- 1.5 The Promoter has already received an advance/ Rebate amount from the Allottee(s) as mentioned in **Part II of Schedule C** and the Allottee(s) agrees and undertakes to pay the balance amount strictly in accordance with the payment plan given in **Part II Schedule - C** attached hereto.  
Provided that if the Allottee(s) delays in payment towards any amount which is payable as per this Agreement, he shall be liable to pay Delay Payment Charges. The Allottee is aware that the taxes including GST shall be payable in addition to the Delay Payment Charges for delay in payment of any due amount under this Agreement.
- 1.6 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 for the period by which the respective installments 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.
- 1.7 The Allottee(s) shall be liable for all costs, charges and expenses [subject to maximum of Rs. 10000/- (Rupees Ten Thousand only) in connection with the costs of the preparing, executing and registering of this Agreement or related agreements, conveyance or conveyances, sub lease deed, sale deed and any other document or documents required to be executed by the Promoter for preparation and approval of such documents.
- 1.8 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 in respect of the Unit or the Whole Project without the previous written consent of the Allottee(s) and the Allottee(s) further agrees that such consent shall not be unreasonably withheld. The Promoter may send a letter to the Allottee(s) for the purpose of taking such consent through Registered A.D. on the address mentioned herein and in case the Allottee(s) does not reply to such letter within one week from the date of delivery of letter, the same shall be deemed to be consent of the Allottee(s) as required under Section 14 of the Act.  
  
Provided that, the Promoter may make such minor additions or alterations as may be required by the Allottee(s), or such minor changes or alterations as per the provisions of Section 14 of the Act.
- 1.9 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 Completion/Occupancy Certificate is granted by the competent authority, by furnishing details of the changes, if any, in the Carpet Area. The Total Price payable

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for the Carpet Area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the Carpet Area within the defined limit, then the Promoter shall refund the excess money paid by Allottee(s) within 45 days alongwith interest from the date when such an excess amount was paid by the Allottee(s). If there is any increase in the Carpet Area and balcony Area 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 whether refund or payment shall be made on the basis of Carpet Area and Balcony Area. Further Carpet Area shall be measured from brick to brick and balcony dimension shall be upto the outer edge of the balcony slab.

1.10 **Subject to Clause 9.3 the Promoter** agrees and acknowledges, the Allottee shall have the right to the Apartment as mentioned below:

- (i) The Allottee(s) shall have exclusive ownership of the Unit.
- (ii) The Allottee(s) shall also have undivided proportionate share in the common areas and facilities. 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 and maintenance staff etc., without causing any inconvenience or hindrance to them. Further the right of the Allottee(s) to use the Common Areas and facilities shall always be subject to the timely payment of maintenance charges and other charges as applicable.
- (iii) That the computation of the price of the Unit includes recovery of price of land, construction of, not only the Unit but also, the common areas, internal development charges, external development charges, 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.

1.11 The Promoter has conceived and planned various common areas, amenities and facilities in the Whole Project as detailed in **Part- I of Schedule D**. These common areas, facilities and amenities will be developed in the Whole Project shall be common for all occupants of the Whole Project unless specifically earmarked as the Limited Common Areas and Facilities. It has been specifically explained by the Promoter and understood and agreed by the Allottee(s) that upon completion of the Whole Project all the Allottees of the Whole Project shall have equal right in the Common Areas and Facilities of the Whole Project and the Allottee(s) shall not obstruct and/or cause any hindrance to any allottee in the Whole Project.

1.12 It is made clear by the Promoter and the Allottee(s) agrees that the Unit along with shall be treated as a single indivisible unit for all purposes. It is agreed that the Whole Project is an independent, self-contained project and is not a part of any other project or zone and shall not form a part of an/or linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Allottee(s). It is clarified that the common areas and facilities of the Whole Project shall be available only for use and enjoyment of the allottees of the Whole Project.

1.13 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 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.

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Further, the Allottee(s) understand and agree that every Allottee(s) will be entitled to one parking duly earmarked and some units maybe 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.

- 1.14 The Allottee(s) understands that in order to maintain the administration of the Project, the Promoter has earmarked the parking spaces and the Allottee(s) 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 vehicles and under no circumstances the Allottee(s) will be allowed to park vehicles more than the parking space earmarked for him or anywhere else in the Whole Project. Further the Allottee(s) agrees that the Promoter or the Owners Association or Maintenance Agency reserves the right to restrict the entry of additional vehicles owned by the Allottee(s) within the Whole Project, in case the Allottee(s) has been allotted one parking space only.
- 1.15 The Allottee(s) agrees and understands that except the Unit as described in **Schedule-B** attached hereto, the Allottee(s) shall have no ownership claim or right of any nature in respect of any un-allotted saleable spaces in the Whole Project. Such un-allotted saleable spaces shall remain the exclusive property of the Promoter, which it shall be free to deal with, in accordance with applicable laws. Convenient shops, shops, Departmental Store /ATM space, Cafe 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.
- 1.16 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 obstruct utilization of this right by the Promoter.
- 1.17 The Allottee(s) agrees that if the Allottee(s) delays in payment towards any amount which is payable, he shall be liable to pay Delay Payment Charges and taxes at the prescribed rates. The obligations of the Allottee(s) to pay the amount and the liability towards Delay Payment Charges as aforesaid may be reduced when mutually agreed to between the Promoter and the Allottee(s).
- 1.18 The Allottee(s) agrees that if the Allottee(s) delays in payment towards any amount which is payable, he shall be liable to pay Delay Payment Charges and taxes at the prescribed rates. The obligations of the Allottee(s) to pay the amount and the liability towards Delay Payment Charges as aforesaid may be reduced when mutually agreed to between the Promoter and the Allottee(s).
- 1.19 The Lawn Area, parking, storages or any other area exclusively earmarked for a particular Apartment (s) by the Promoter shall form part of Limited Common Areas and Facilities for use and enjoyment of owner/occupant of that Apartment to the exclusion of other Allottees.

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- 1.20 The Allottee(s) hereby agrees and acknowledges that the Promoter shall not be under any obligation to provide any services and/or facilities except as specifically mentioned in this Agreement.
- 1.21 The Promoter agrees to pay all outgoings before transferring the physical possession of the Apartment 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,). If the Promoter fails to pay all or any of the outgoings/ dues collected by it from the Allottee(s) before transferring the Unit to the Allottee(s), the Promoter agrees to be liable, even after the transfer of the Unit, to pay such outgoings/ dues and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefore by such authority or person.

## 2. MODE OF PAYMENT:

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

## 3. COMPLIANCE OF LAWS RELATING TO REMITTANCES:

- 3.1 The Allottee(s), if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 ('FEMA'), Reserve Bank of India Act, 1934 ('RBI' Act) and the Rules and Regulation made there under or any statutory amendments or modifications made thereof and all others applicable laws including that of remittance of payment, acquisition/ sale/ transfer of immovable properties in India etc. and provide the Promoter with such permission, approval which would enable the Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of FEMA or statutory enactments or amendments thereof and the Rules and Regulation of the Reserve Bank of India or any other applicable law. The Allottee(s) understands and agrees that in the event of any failure on his/ her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/ she may be liable for any action under FEMA or other laws as applicable, as amended from time to time.
- 3.2 The Promoter accepts no responsibility in this regard to matters specified in **clause 3.1** above. 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 Allottee(s) and such third party shall not have any right

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in the application/allotment of the Unit in any way and the Promoter shall be issuing the payment receipts in favor of the Allottee(s) only.

#### 4. ADJUSTEMENT/ APPROPRIATION OF PAYMENTS:

4.1 The Allottee(s) hereby authorizes the Promoter to adjust/ appropriate all payments made by him/ her under any head of dues against lawful outstanding, 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:

5.1 Time is of the essence for the Promoter as well as the Allottee(s). The Promoter shall abide by the time schedule for completing the Whole Project and handing over the Apartment to the Allottee(s). 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 Part II of Schedule C ("**Payment Plan**").

#### 6. CONSTRUCTION OF THE WHOLE PROJECT OR APARTMENT:

6.1 The Allottee(s) has seen, and accepted the floor plan, payment plan and the specification, amenities and facilities annexed along with this Agreement which has been approved by the competent authority, as represented by the Promoter. The Promoter shall develop the Whole Project in accordance with the said layout plans, floor plans and specifications, amenities and facilities. Subject to the terms in this Agreement, the Promoter undertakes to strictly abide by such plans approved by the competent authorities and shall also strictly abide by the bye-laws, FAR, and density norms and provisions prescribed by the relevant building bye-laws and shall not have an option to make any variation/ alteration/ modification in such plans, other than in the manner provided under the Act and the procedure agreed under **clause 1.8** hereinabove, and breach of this term by the Promoter shall constitute a material breach of this Agreement.

#### 7. POSSESSION OF SAID APARTMENT:

7.1 **Schedule for possession of the Said Apartment**– The Promoter agrees and understands that timely delivery of possession of the Unit to the Allottee(s), is the essence of the Agreement. The Promoter based on the approved plans, specifications assures to handover possession of the Unit on or before **January, 2031** including 9 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 Whole Project ("**Force Majeure**"). If, however, the completion of Whole Project is delayed due to the Force Majeure conditions then the Allottee(s) agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Unit and the Promoter shall not be liable to pay any penalty/interest/compensation during such Force Majeure condition, provided that such Force Majeure conditions are not of a nature which makes it impossible for the contract to be implemented. The Allottee(s) agrees and confirms that, in the event it

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becomes impossible for the Promoter to implement the Whole Project due to Force Majeure conditions, which shall be assessed by the Promoter, the Promoter shall inform the Allottee(s) about such impossibility along with notice of termination of one month and upon termination of this allotment, the Promoter shall refund to the Allottee(s) the entire amount (less taxes) received by the Promoter from the Allottee(s) with Interest within **forty-five** days from the date on which termination became effective subject to availability of funds in the designated Project Account and receipt of insurance of claim , if any. Further refund of taxes paid by the Allottee/s shall be done only after reimbursement of such amount from the statutory body. After refund of the money paid by the Allottee(s), the Allottee(s) agrees that he/ she shall not have any rights, claims etc. against the Promoter and the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

**7.2 Procedure for taking possession-** The Promoter, upon obtaining the completion certificate/occupancy certificate from the competent authority shall vide offer letter ("**Offer Letter**") offer in writing the possession of the Apartment, to the Allottee(s) in terms of this Agreement. Within 30 days of the date of offer of possession given to the Allottee(s) by the Promoter, the Allottee(s) shall make payment of all dues, outstanding, interest, if any, maintenance security, upfront maintenance charges etc. to the Promoter and within 50 days from clearance of entire dues, outstanding charges, if any, the Allottee(s) shall take physical possession of the Unit and simultaneously get conveyance of his Unit done from the Promoter by getting the conveyance deed/sale deed/sub lease deed registered before the Sub Registrar, Jamshedpur. After the expiry of 3 (Three) full calendar months from the date of completion certificate/occupancy certificate, the Allottee(s) shall be liable to pay the maintenance charges as determined by the Promoter/Owners Association/ Maintenance Agency, as the case may be. The Promoter shall handover a copy of completion certificate/occupancy certificate of the Apartment, to the Allottee(s) at the time of conveyance of the same. The Promoter agrees and undertakes to indemnify the Allottee(s) in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter which the Promoter is liable to comply/carry out as per the Applicable Laws provided such failure is not on account of reasons beyond the controls of Promoter and/or on account of any default/delay on the part of the Allottee(s). The Allottee(s) shall be solely responsible and liable for compliance of the provisions of Indian Stamp Act, 1899, Jharkhand Stamp Act, 1998 and Registration Act, 1908 including any actions taken or deficiencies/penalties imposed by the competent authority. The Promoter shall not be responsible for any damage caused to the Unit on account of delay on the part of the Allottee(s) in taking over possession and in such event the Allottee(s) shall have to take possession of the same on "*as is where is basis*". The Promoter shall not be held responsible in any manner for any future mishaps like fire, earthquake, flood etc. OR any accident caused due to any of machineries installed like electrical equipment, and transformer, etc.

**Possession of the Allottee(s)-** After obtaining the completion certificate/occupancy certificate and handing over physical possession of the Unit to the Allottee(s), it shall be the responsibility of the Promoter to handover the necessary documents and plan, including common areas to as per the applicable laws.

**7.3 Failure of Allottee to take Possession of Apartment -** Upon receiving a written intimation from the Promoter as per Clause 7.2 the Allottee(s) shall take possession of the Apartment from the Promoter by

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*[Handwritten Signature]*

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executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give Possession of the Apartment 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.

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

Provided that where the Allottee(s) proposes to cancel/withdraw from the Whole Project without any fault of the Promoter, before the completion of the Project, the Promoter shall be entitled to forfeit the Earnest Amount, all taxes, duties, cess, etc. deposited by the Promoter to the concerned department/authority in respect of the Unit and all other penalties and delay payment charges 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 Allottee(s) shall be returned by the Promoter to the Allottee(s) without any interest within 30 days from the date of resale/allotment of the Unit to the new Allottee.

**Cancellation by Allottee(s) after Completion Certificate-** Where the Allottee(s) proposes to cancel/withdraw from the Whole Project without any fault of the Promoter, after receipt of completion certificate/occupancy certificate of the Whole Project by the Promoter, the Promoter shall be entitled to forfeit twice the Earnest Amount, all any taxes, duties, cess, etc. deposited by the Promoter to the concerned department/authority in respect of the Unit and all other penalties and Delay Payment Charges, maintenance charges and any other charges in respect of the Unit as on the date of such termination, from the amounts paid by the Allottee(s) till such date and the balance amount of money paid by the Allottee(s) shall be returned by the Promoter to the Allottee(s) without any interest, from the amounts realized from resale / allotment of the Unit to the new Allottee.

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

Except for occurrence of a Force Majeure event, if the Promoter fails to complete or is unable to give possession of the Unit (i) in accordance with the terms of this Agreement, duly completed by the day specified in **Clause 7.1** above; or (ii) due to discontinuance of his business as a Promoter on account of suspension or revocation or expiry of the registration under the provisions of 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 Whole Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the Unit, with interest including compensation in the manner as provided under the Act within forty-five (45) days of it becoming due:

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Provided that if the Allottee(s) does not intent to withdraw from the Whole Project, the Promoter shall pay the Allottee(s) interest for every month of delay, till the handing over of the possession of the Unit.

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

## 8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

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

- (i) The Land Owners have absolute, clear and marketable title with respect to the Project Land and the Promoter has requisite rights to carry out development upon the Project Land and absolute, actual, physical and legal possession of the Project Land for the Whole Project.
- (ii) The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the Whole Project.
- (iii) There are no encumbrances upon the Project Land or the Whole Project.
- (iv) There are no litigations pending before any Court of law with respect to the Project Land, Whole Project or the Unit.
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Whole Project, Project Land and Unit are valid and subsisting and have been obtained by following due process of law. Further, the Promoter have been and shall, at all times, remain in compliance with all applicable laws in relation to the Whole Project, Project Land, Unit and Common Areas and Facilities of Whole Project.
- (vi) The Land Owners and the Promoter have 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) Except those mentioned in this Agreement, the Land Owners have not entered into any agreement for sale and/or development agreement or any other agreement or arrangement with any person or party with respect

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to the Project Land, including the Whole Project and the Unit, which will, in any manner, affect the rights of Allottee(s) under this Agreement.

- (viii) The Land Owners and the Promoter confirms that the Land Owner and Promoter are not restricted in any manner whatsoever from selling the Unit to the Allottee(s) in the manner contemplated in this Agreement.
- (ix) At the time of execution of the conveyance deed, the Land Owner and the Promoter shall handover lawful, vacant, peaceful, physical possession of the Unit to the Allottee(s) and the Common Areas and Facilities of the Whole Project to the Owners Association.
- (x) The Project Land is not the subject matters of any HUF and that no part thereof is owned by any minor and /or no minor has any right, title and claim over the Project Land.
- (xi) The Land Owners/Promoter have duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Whole Project to the competent authorities till completion certificate/occupancy certificate has been issued and thereafter the Allottee/s and /or the Owner's Association shall be responsible.
- (xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the property) has been received by or served upon the Promoter in respect of the Project Land and/or the Whole Project.

## 9. EVENTS OF DEFAULTS AND CONSEQUENCES:

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

- (i) The Promoter fails to provide ready to move in possession of the Unit to the Allottee(s) without any default on the part of the Allottee(s), within the time period specified in **Clause 7.1** above in this Agreement or fails to complete the Whole Project within the stipulated time disclosed (as extended as per the Act) at the time of registration of the Whole Project with the Authority. For the purpose of this clause, 'ready to move in possession' shall mean that the Unit shall be in a habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities, as agreed to between the parties and as specified in **Schedule F** and for which occupation certificate and completion certificate, as the case may be, has been issued by the competent authority;
- (ii) Discontinuance of the Promoter's business as a Promoter on account of suspension or revocation or expiry of his registration under the provisions of the Act or the rules or regulations made thereunder.

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

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- (i) Stop making further payments to the Promoter as demanded by the Promoter. If the Allottee(s) stops making payments, the Promoter shall correct the situation by completing the construction/ development milestones and only thereafter the Allottee(s) be required to make the next payment without any 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) under any head whatsoever towards the purchase of the Unit, along with interest calculated at Interest Rate within forty-five days of receiving the termination notice:

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

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

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

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

- (i) Upon occurrence of event of default mentioned in Clause 9.3(i) the Allottee(s) shall be liable to pay delay payment charges on the overdue amounts computed at the Rate as defined above for the period commencing from the date on which such overdue amounts or part thereof were due to be paid by the Allottee(s) to the Promoter and ending on the date of the payment of such overdue amounts by the Allottee(s) to the Promoter;
- (ii) Upon occurrence of event of default mentioned in Clause 9.3(ii) the Promoter may cancel the allotment by terminating this Agreement by serving a notice of 30 days to the Allottee(s) in this regard;
- (iii) Upon occurrence of event of default mentioned in Clause 9.3(iii), (iv), (v) and (vi) the Promoter shall have the option to terminate this Agreement as mentioned in Clause 9.4 (ii); Further in case of event of default under Clause 9.3(iii), till the time Promoter exercise the option to terminate this Agreement it shall be entitled to (a) recover interest as per Clause 9.4 (i) and (b) recover maintenance charges from the date of issuance of Offer Letter; (c) recover holding/ safeguarding charges @ 0.1% per month on the Total Price of the Unit; (d) taxes

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mentioned in Clause 7.4; (e); withhold registration of the conveyance deed of the Unit in favour of the Allottee(s); and to refuse possession of Unit to the Allottee(s) till payment of amounts mentioned Clause 9.3(iii) and Allottee(s) hereby authorizes the Promoter for the same.

(iv) The rights and remedies of the Promoter under this Clause shall be in addition to other rights and remedies available to the Promoter under Applicable Laws, equity and under this Agreement. Further, acceptance of any payment without delay payment charges shall not be deemed to be a waiver by the Promoter of its right of charging such charges or of the other rights mentioned in this Agreement.

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

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

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

#### **10. CONVEYANCE OF THE SAID APARTMENT:**

The Promoter, on receipt of total price of the Unit under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the Unit within 3(three) months from the issuance of the completion/ occupancy certificate. However, in case the Allottee 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.

#### **11. MAINTENANCE OF THE WHOLE PROJECT:**

**11.1** That one of the factors for the allottee(s) to buy unit in its Project is that the Promoter is known for appropriate standards of maintenance and management services in relation to its project through its associate Ashiana Maintenance Services, LLP (“Maintenance Agency”). Maintenance Agency has very rich and vast experience and expertise in the management and maintenance of large size high rise residential projects having all modern

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equipments, amenities and facilities such as club house, swimming pool, gym, STP, water treatment plant, power back up system, reticulated pipe gas network, video door phone, CCTV surveillance system or other modern security system, lifts, horticulture etc. The Allottee(s) is aware that due to qualitative and cost effective maintenance of its projects, the Maintenance Agency is able to maintain the beauty and aesthetic look of its projects consistently which not only increases the life of its projects but gives appreciation to the value of the projects. Apart from qualitative maintenance of the project, Maintenance Agency organizes various sports, cultural and festive activities from time to time for the benefit and enjoyment of the residents which ultimately provides a good lifestyle to the residents. The Allottee(s) understands that other allottees have also booked/bought units in its projects because of the above characteristics of Maintenance Agency Accordingly, the Maintenance Agency is being appointed to carry out the maintenance of the Whole Project at competitive prices until its appointment is recalled and another maintenance agency is appointed after notice period of six months by the Owners Association through a majority resolution.

It is made clear that Maintenance Agency is a separate legal entity which has been engaged specifically for the purposes set out herein above and shall continue to operate as a maintenance agency for the project till such time that the majority of the members of the Owners Association deems it fit. The role of Promoter is strictly confined to the extent set out below and the Promoter is merely facilitating the process of maintaining the project through the said Agency. It is made clear that the Promoter and Ashiana Maintenance Services have separate, independent and distinct roles in the project and neither shall be deemed to represent the other in the project. The nomenclatures 'Management Agency' and 'Promoter' have been consciously employed in this agreement to highlight the exclusivity and variance in the roles played by each party and at no point of time can the Promoter be held liable for the actions of the Management Agency and vice-versa. The Promoter has engaged the services of Management Agency for the maintenance and management of the Whole Project for the limited purposes of ensuring that the Allottees continue to enjoy the services for which they have booked a unit in the Said /Whole Project. The Management Agency shall serve purely at the pleasure of the majority of the members of the Owners Association, which is at full liberty to recall the services of Management Agency through a majority resolution, if it so deems, without any reference to or concurrence with the Promoter.

- 11.2** The Promoter shall initiate the process of foundation of an association by the name "Ashiana Amaya Owners' Association", under Jharkhand Societies Act, 1860 for the Whole Project. Ashiana Amaya Owners' Association has a set of bye laws (hereafter referred to as "Bye-Laws") which shall govern the Owners Association and the members of the Owners Association i.e. the unit owners in the Whole Project. All the owners of units/apartments in the Whole Project shall become members of the Ashiana Amaya Owners' Association by payment of membership fees and shall abide by the Bye-Laws of the Ashiana Amaya Owners' Association. The Allottee(s) shall become member of the Ashiana Amaya Owners' Association by signing necessary forms/documents for the Unit and hereby undertakes to comply with the Bye-Laws in letter and spirit.
- 11.3** The Allottee(s) shall not raise any objection, if any changes or modifications are made in the draft Bye-Laws as may be required by the Registrar of societies or other competent authority as the occasion may demand.
- 11.4** The Allottee(s) hereby agrees that his/her right to the use of Common Areas and Facilities of the Whole Project shall be subject to timely payment of maintenance charges and performance by the Allottee(s) of all his/her

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obligations in respect of the terms and conditions specified under this Agreement as well as by the Owners Association from time to time.

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

## **12 DEFECT LIABILITY:**

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

## **13. INDEMNIFICATION**

- 13.1** The Allottee(s) shall, without prejudice to any other rights of the Promoter, agrees to indemnify and keep fully indemnified, hold harmless and defend the Promoter, from and against third party claims, demands, actions, suits, proceedings, judgments, orders, damages, costs, losses and expenses of any nature whatsoever brought against the Promoter or which the Promoter may suffer or incur due to or by reason of the Allottee(s) making, committing, causing or permitting to be made or committed any default or breach in respect of or non-observance or non-compliance with (i) any of the provisions/covenants of this Agreement and/or (ii) any representation or warranties or covenants of the Allottee(s) being false or incorrect and/or (iii) any other claim, cost or damage directly attributable to the obligations of the Allottee(s) under the Agreement or due to failure/delay of the Allottee(s) to comply with its obligations under the applicable Central and/or State and local laws and/or of any of the provisions of this Agreement and/or (iv) termination of this Agreement by the Allottee(s) without any default/delay on the part of the Promoter and/or (v) due to failure of the Allottee(s) to execute and deliver this Agreement to the Promoter within the time prescribed in Clause 28 and/or (vi) due to failure of the Allottee(s) to appear before the sub-registrar for registration of this Agreement as per Clause 28 and/or (vii) termination of this Agreement by the Promoter due to any default/delay on the part of the Allottee(s).
- 13.2** The Parties acknowledge that the foregoing indemnities shall survive the termination of this Agreement.
- 13.3** The indemnification rights of the Promoter under this Clause shall be in addition to any other rights and remedies available to the Promoter under Applicable Laws, equity and this Agreement.

## **14. SPECIFIC PERFORMANCE**

- 14.1** The Parties hereto acknowledge and agree that damages alone would not provide an adequate remedy for any breach or threatened breach of the provisions of this Agreement and therefore that, without prejudice to

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any and all other rights and remedies the Promoter may have, the b shall be entitled to the remedies of injunction, specific performance and other equitable relief for any threatened or actual breach of the provisions of this Agreement. The remedies set forth in this Clause are cumulative and shall in no way limit any other remedy the Promoter may have under law or in equity or pursuant hereto.

#### 15. RIGHT TO ENTER THE UNIT FOR REPAIRS

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

#### 16. USAGE:

**Use of service areas:** - The service areas, if any, as located within the Whole Project, 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, firefighting 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 in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the Owners Association for rendering maintenance services.

#### 17. GENERAL COMPLIANCE WITH RESPECT TO THE UNIT:

- a. Subject to **Clause 12.1** above, the Allottee(s) shall, after taking possession, be solely responsible to maintain the Unit at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Unit, or the staircases, lifts, common passages, corridors, circulation areas, atrium or compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the Unit, and keep the Unit, its walls and partitions, sewers, drains, pipes and appurtenances thereto or belonging thereto in good and tenable condition and repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized.
- b. 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 façade of the Building or anywhere on the exterior of the Whole Project, building therein or common areas.
- c. The Allottee(s) shall also not change the color scheme of outer wall or painting of the exterior side of windows or carry out any change in the exterior elevation or design.
- d. Further the Allottee(s) shall not store any hazardous or combustible goods in the Unit or place any heavy material in the common passages or staircase of the Building. The Allottee(s) shall also not remove any wall, including the outer and load wall of the Unit.
- e. That all fixture and fitting including but limited to air conditioners, coolers etc. shall be installed by the Allottee(s) at place earmarked or approved by the Promoter/ Owners Association and nowhere else. The non-observance of the provisions of this clause shall entitle the Promoter or Owners Association, as the case may be, to enter the Unit, if necessary and remove all non-conforming fittings & fixtures at the cost and expenses of the Allottee(s).

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- f. The Allottee(s) agrees to abide by and comply with the bye-laws or housing rules or such rules which may be issued from time to time by the Owners Association in the interest of the upkeep, cleanliness, security, etiquettes and maintenance of the Whole Project.
- g. The Allottee(s) shall not raise any construction whether temporary or permanent on the rear/front balcony/ lawns /roof-top/ terrace under his/her/its use.
- h. It is in the interest of the Allottee(s), to help the Owners Association in effectively keeping the Unit and/or the Whole Project secured in all ways, For the purpose of security, the Owners Association would be free to restrict and regulate the entry of visitors into the Building/ Whole Project.
- i. The Allottee(s) shall not use the Unit for any purpose other than as set out under this Agreement nor use the same for any purpose which may or is likely to cause nuisance or annoyance to occupiers of the premises in the Whole Project or for any illegal or immoral purpose.
- j. Allottee(s) shall not throw dirt, rubbish, rags, garage etc. or permit the same to be thrown from the Unit in the compound or any portion of the Project Land and the Building in which the Unit is situated.
- k. Allottee(s) shall not do or permit to be done any act or thing which may render void or voidable any insurance of the Unit and the Building/Whole Project in which the Unit is situated or lead to increase in insurance premium payable in respect of the insurance of the said Building/ Whole Project and/or the Unit.
- l. Allottee(s) shall not damage in any manner, the columns, beams, walls, slabs or R.C.C. parapet or other structures in the Unit. The Allottee(s) shall also not remove any wall, including the outer and load wall of the Unit.
- m. The Allottee(s) shall plan and distribute its electric load in conformity with the electric systems installed by the Promoter and thereafter the Owners Association and/or maintenance agency appointed by the Owners Association. The Allottee(s) shall be solely responsible for any loss or damages arising out of breach of any of the aforesaid conditions.
- n. After handing over of the Whole Project, it shall be the responsibility of the Owner's Association for obtaining / renewal of insurance for the Whole Project and pay insurance premiums.

**18. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:**

- a) The Parties are entering into this Agreement for the allotment of Unit with the full knowledge of all laws, rules, regulations, notifications applicable to the Whole Project.
- b) Owner's Association shall be liable and responsible for applying or obtaining renewal of Fire NOC, Consent to Operate, Renewal/ replacement of transformer and/or other statutory renewals which are required to be obtained for the Complex in future after conveyance of common areas in favour of Owner's Association. The Allottee and Allottees of other units and/or Owners Association without any reference to the Promoter shall be entitled to approach the requisite authority for any such approvals/renewals. Failure to get statutory approvals or renewal within the prescribed time and/or consequences resulting due to non-renewal of the statutory approvals shall not cast any liability on the Promoter.

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

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- a) The Promoter undertakes that it has no right to make additions or to put up additional structure anywhere in the Whole Project after the building plan, layout plans sanction plan and specifications, amenities and facilities has been approved by the competent authorities and disclosed, except for as provided in the Act.
- b) The Promoter represents that there will be certain common areas, facilities and amenities such as street lights, security guards, guard rooms, maintenance of approach road etc. that will be shared by the residents of the project developed/ to be developed on the project land and the owners retained land in proportion to their super areas and the Allottee shall not have any objection towards the same.

**20. LAND OWNER /PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:**

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

**21. THE JHARKHAND APARTMENT OWNERSHIP ACT, 2011:**

The Promoter has assured the Allottees that the project in its entirety is in accordance with the provisions of the Jharkhand Apartment Act, 2011.

**22. 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 this Agreement within thirty days from the date of receipt by the Allottee(s) and secondly, appears for registration of the same before the concerned Sub-Registrar Jamshedpur as and when intimated by the Promoter. If the Allottee(s) fails to execute and register to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee(s) and/or appear before the Sub- Registrar for its registration as and when intimated by the Promoter, then the Promoter shall be entitled to serve a notice to the Allottee(s) for rectifying the default, which if not rectified within 30 (thirty) days from the date of its receipt by the Allottee(s), Promoter shall have the option to cancel the allotment of the Allottee and if so chosen by the Promoter, earnest money shall be forfeited. In case the Promoter doesn't exercise the option of cancellation of allotment of the Allottee, the Allottee shall be liable for Delay Payment Charges on the due amount. However, cancellation of booking is done within 30 days from the date of booking full advance payment/earnest money shall be refunded without interest. The Allottee(s) shall be liable to pay all the cost incurred by the Promoter in respect of application and allotment of Unit to the Allottee(s), including preparation of this Agreement, postal cost, advocate fees, etc.

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**23. ENTIRE AGREEMENT:**

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

**24. RIGHT TO AMEND:**

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

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

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

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

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

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

**27. 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 the Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

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

For ASHIANA HOUSING LTD.

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

**29. 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.

**30. PLACE OF EXECUTION:**

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

**31. NOTICES:**

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

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

**32. JOINT ALLOTTEE:**

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

**33. 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.

**34. DISPUTES:**

All or any disputes arising out of or touching upon or in relation to the terms of this Agreement/allotment letter or its termination including the interpretation and validity thereof and the respective rights and

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obligations of the Parties shall be settled amicably by mutual discussions between the Parties, failing which the issues shall be settled in the manner as provided under the Act.

IN WITNESS WHERE OF parties herein above named have 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.

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

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

Signed and delivered by the within named Promoter in the presence of witnesses at Jamshedpur on .....

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

For ASHIANA HOUSING LTD.

*[Handwritten Signature]*  
Authorised Signatory



Name
Address

For ASHIANA HOUSING LTD.



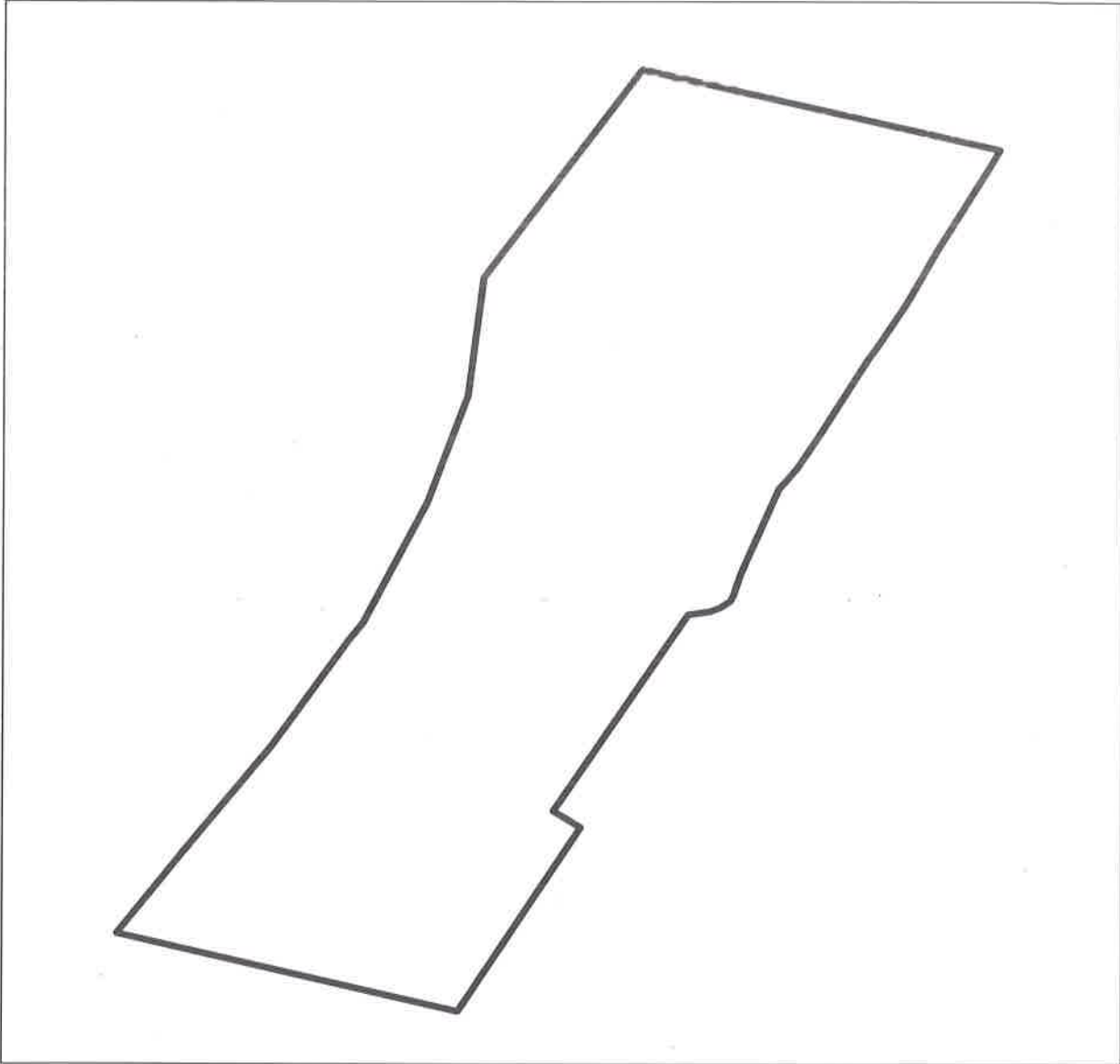
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**PART-I of SCHEDULE-A**

(Description of Project Land )

All that pieces and parcel of Land admeasuring 15620.87 sq. mtr. under Khata no. 102, Plot nos. 138, 127 and 128 situated at Mouza- Rugri, Halka No. II, P.S. Chandil, Thana No. 330, District- Seraikella-Kharsawan, Jamshedpur, Jharkhand forming the Project Land, on which the Whole Project is being developed and as shown in the map below-



For ASHIANA HOUSING LTD.

*[Signature]*  
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**SCHEDULE-B**  
**(Description of the Unit)**

- a. Unit No. \_\_\_\_\_
- b. Floor: \_\_\_\_\_
- c. Type: \_\_\_\_\_
- d. Carpet Area: \_\_\_\_\_ sq. mt ( \_\_\_\_\_ sq. ft.).
- e. Carpet Area (as per sanctioned drawing): \_\_\_\_\_ sq. mt ( \_\_\_\_\_ sq. ft.).
- f. Exclusive Balconies
- i. Balcony one: \_\_\_\_\_ sq. mtr. ( \_\_\_\_\_ sq. ft.)
- ii. Balcony two: \_\_\_\_\_ sq. mtr. ( \_\_\_\_\_ sq. ft.)
- g. Undivided Share of Land: \_\_\_\_\_
- h. Built- up Area: \_\_\_\_\_
- i. Super Area: \_\_\_\_\_

**Note-**

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

For ASHIANA HOUSING LTD.

  
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**PART I OF SCHEDULE- C**

(Total Price of the Unit)

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

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

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

Total Price: Rs. \_\_\_\_\_

**PART II OF SCHEDULE- C**

(Payment Schedule)

Particulars	Installment Amount in Rs.

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

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

For ASHIANA HOUSING LTD.



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**PART-I**  
**Of SCHEDULE D**

**(Details of common areas, facilities and amenities of the Whole Project)**

1. Project Land
2. Security System
3. STP and Sewer System
4. Water supply along with Under Ground Tank
5. Electrical Supply
6. Fire Fighting System
7. LPG Supply system
8. Storm Water Drainage System,
9. DG Sets,
10. Amphitheater
11. Mound
12. Pavilion
13. Lawn including Yoga Lawn
14. Kids Play Area
15. Pickleball Court
16. Totlot Area
17. Half Basketball Court
18. Club



**For ASHIANA HOUSING LTD.**

  
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**SCHEDULE- F**  
**(Specifications)**

**1. Foundation**

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

**2. Superstructure**

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

**3. Walls**

- (a) Internal: Walls of Clay Bricks/Fly ash Bricks/AAC Blocks/Solid concrete blocks/Hollow concrete blocks.  
(b) External: Same as above

**4. Finishes – Wall**

(i) Units

- (a) Drawing/Dining/Bedrooms: sand-cement plaster with POP and emulsion paint as/ Architect's specification.  
(b) Master and all other bathrooms: Ceramic tiles up to 2.0 to 2.1 M height from floor level. Above the tiles - sand-cement plaster and a coat of POP with coating of emulsion paint.  
(c) Kitchen: Ceramic tiles 0.60 meter from countertop. Above the tiles - sand-cement plaster and a coat of POP with coating of emulsion paint.

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

(iii) Common Areas - External Wall: All external walls including roof terrace, open terrace, balcony: Cement sand plaster with spray texture/coating and/or emulsion paint finish.

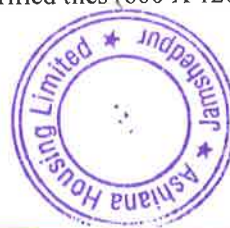
**5. Finishes –Floor**

(i) Units

- (a) Living/Dining, entrance foyer, corridor leading to bedrooms: Vitrified Tiles (600X600) or (800X800) or (600X1200) or (800X1600).  
(b) Bedrooms and study room: Vitrified Tiles (600X600) or (800X800) or (600X1200) or (800X1600).  
(c) Master Bedroom: Wooden texture Vitrified tiles (600 X 1200) or (200 X 1200).

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- (d) Master and all other bathrooms: Ceramic Tiles (300X300) or (300X600) other sizes up to 600X600) and/or combination.
- (e) Balcony: Ceramic Tiles (300X300 or other sizes up to 450X450 and/or (1200X200) combination) suitable quality glazed/matt finish.
- (f) Open Terrace: Kota stone/other local stone/ceramic tiles of appropriate quality/stone mosaic floor.
- (g) Internal staircase: Kota Stone/Ceramic tiles (300X300 or other sizes up to 450X450 and/or combination) or marble/local stone or combination of tiles and stone.
- (h) Kitchen: Vitrified Tiles (600X600) or (800X800) or (600X1200) or (800 x 1600).
- (i) Common Areas - Internal Floor
1. Lift lobby in basement, stilt/ground floor and upper floors: Ceramic tiles (300X300 or other sizes up to 450X450, 1200 x 600, 1200x1800 and/or combination) or Kota stone/other local stone of appropriate size or combination of ceramic tiles.
  2. Staircases and Staircase landing: Ceramic tiles of appropriate quality or semi polished kota stone or any other local stone or combination of tiles and mentioned stone or terrazzo tiles.
  3. Stilt area: Ceramic tiles 300 x 300 mm of appropriate quality or semi polished kota stone or any other local stone or combination of tiles and mentioned stone.
  4. Basement: Homogeneous cement floor of appropriate specification.

## 6. Ceiling

### (i) Units

- (a) Living/Dining, bedrooms, bathrooms, entrance foyer, study area/room, store, balcony corridor inside the units leading to bedrooms, kitchen & all bathrooms:

(1) Plastered with either-

- a. sand-cement mortar and a coat of plaster of Paris or
- b. gypsum

(2) Pleasing shade emulsion paint (Plastic/Acrylic as per Architect's recommendation) finish of appropriate quality.

### (ii) Common Area

- (a) Lift Lobbies: same as 6(i)
- (b) Staircase, Common lobby, Corridor, Stilt area: 1) plastered with either- a) sand-cement mortar and a coat of plaster of Paris or b) gypsum
- (c) Pleasing shade cement paint /distemper/emulsion of appropriate quality (as per Architects recommendation)
- (d) Basement car parks and ramp: Cement concrete surface finished with grey cement wash after appropriate chiseling/grinding/smoothing or exposed concrete finish

Notes:

- Tiles are generally laid with spacers of suitable width as decided by Architect and joints are filled with cementitious grout.
- Skirting of 75 to 100 mm wherever applicable
- No skirting underneath kitchen platform

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- No tiles in cupboard area
- No tiling work on top surface of loft
- Marble/granite/Quartz stone /same floor tiles in window cill inside the room. Outside the unit, window cill will be sand-cement plastered and painted.

## 7. Windows

- Bedrooms, drawing/dining and kitchen: 2 to 3 track aluminum/UPVC framed window, with 2 to 3 sliding panels depending upon size with 5/6mm toughened glass and only provision for fly mesh shutter.(No Fly mesh shutter)
- All bathrooms/powder room: Top hung/louvered with frosted glass/pin head No fly mesh shutter is being provided.
- 2 numbers well supported MS horizontal Guard bar or Grill across the window opening shall be provided as safety feature at suitable height as decided by Architect.

## 8. Door

- Main entrance: Laminated flush door or flush door with beading or moulded skin door shutter with handle and lock system.
- Bedrooms, Study room, master and all other toilets: Flush door or moulded skin doors.
- Kitchen: No door is provided

### Notes

- Main door frame in GI pressed steel section are either enamel painted/powder coated.
- Other MS/GI door frames are enamel painted
- Fixture detail: Night latch, L drop, eye viewer & Door stopper in main door of standard make.
- Mortise lock with handle, Door stopper & tower bolt in all bedrooms door.
- Mortise lock with handle in all bathroom and powder room.

## 9. Bathrooms and kitchen

### Sanitary wares and fixtures

#### (j) All toilets except powder room

- 1 wash basin fitted under/over /above on marble/granite /Quartz/ Vitrified Tile slab counter or 1 recessed wash basin factory moulded with same counter ledges mentioned.
- 1 floor mounted EWC/ wall hung EWC also with 6 liter capacity dual flush type vitrified /concealed cistern with seat and seat cover.
- A glass curtain as per design of the Architect as a partition to segregate shower area from rest of the area shall be provided in master bathroom only.
- A single lever half/quarter turn CP basin mixer in wash basin, a single lever wall mixer with over head shower and a spout in shower area.
- 1 CP angle valve along with chrome plated PVC semi rigid/flexible health faucet of standard make.
- 2 CP angle valve of standard make for in and out of hot water geyser.
- 2 angle valves for water connection to wash basin and 1 angle valve for water connection to flushing cistern and 1 bottle trap of standard make PTMT material.
- 1 towel rod, a 3 to 5 mm thick mirror. (PTMT) 600X900/ 400X500
- 1 towel rack instead of towel rod shall be provided in master toilet only.

- Staff toilet (wherever applicable)

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- (a) 1 floor mounted EWC/ Indian WC with 6 liter capacity dual flush type PVC cistern with white/off white PVC/UPVC seat and seat cover
  - (b) 1 wash basin and a PTMT framed 400X500 mirror
  - (c) 1 bib tap in wash basin for cold water only of standard make
  - (d) 1 bib tap for cold water and 1 bib tap for hot water of standard make are provided in bathing area
  - (e) 1 angle valve for water connection to wash basin and 1 angle valve for water connection to flushing cistern and 1 bottle trap of standard make PTMT material.
- (iii) Powder Room (wherever applicable)
- (a) 1 wash basin with 1 pillar cock for cold water only
  - (b) 1 floor mounted EWC/ wall mounted with 6 liter capacity dual flush type vitrified cistern with seat and seat cover.
  - (c) 1 CP angle valve along with chrome plated PVC semi rigid/flexible health faucet of standard make.
  - (d) 1 angle valve for water connection to wash basin and 1 angle valve for water connection to flushing cistern and 1 bottle trap of standard make PTMT material.
- (iv) Kitchen
- (a) 1 stainless steel sink with double bowl with drain board in Block-A,B1,B2 & single bowl with drain in Block-C
  - (b) 1 swivel type sink mixer
  - (c) 2 CP angle valve for in and out of hot water geyser.
  - (d) 1 CP angle valve for water purifier unit/RO
  - (e) 1 tap is provided below sink for Dishwasher
  - (f) Piped LPG gas with LPG meter will be provided

Notes

Brand/make of bath fixtures

i) All Bath Rooms except staff room toilet

- Sanitary wares: Hindware/Roca/Kohler/Jaquar/American Standard RAK/Vitra or equivalent
- Bath Fittings:
  - A. Basin mixer, wall mixer and shower of Jaquar/Roca/American Standard/ Grohe or equivalent.
  - B. Other angle valve either of CP or PTMT of Standard make like Jal/Continental/Prayag or equivalent.

(ii) Staff room toilet

- Sanitary wares: Cera/Neycer/Parryware or equivalent
- Bath fittings:
  - A. CP Pillar Cock and bib tap like JAL/Continental or equivalent,
  - B. Other angle valve either of CP or PTMT of standard makes Jal/Continental/Prayag or equivalent.
  - C. Kitchen

Water supply fittings:

- A. sink mixer of Jaquar/Roca/American Standard/Grohe or equivalent.

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- B. Other angle valve either of CP or PTMT of Standard make like Jal/Continental/Prayag or equivalent.

**10. Electrical Installation and Fittings**

- (a) All electrical wiring in concealed conduits with copper wires. Convenient position & distribution of light and power plugs. Provision for electrical chimney above platform and water purifier point in kitchen.
- (b) Modular electrical switches with sockets and fan regulators of SSK/Anchor/Panasonic/North West/Legrand or equivalent.
- 11.** Cable TV Point will be provided in Drawing, dining & in all bedrooms, Telephone Points will be provided in drawing /dining room and in Master bedroom only. Facility of DTH antenna installation for each unit is allowed only on the terrace and not in front of individual units.

**12. Driveway and car park**

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

**13. Additional items**

- (a) Security: Boom Barrier for vehicular barrier, Closed Circuit Television System (CCTV) Camera to project entrance, block Entrance and Club house.
- (b) Balcony and staircase railing: Balcony Metal/wall railing height is 1050 to 1100 mm and stair Metal/wall railing height is 1000mm.
- (c) Power back up: Diesel Generator sets of appropriate capacity to provide full back-up into common areas and upto 750W in 2 BHK, 3BHK and Penthouses.
- (d) Washing machine: Provision is provided in suitable location.

**14. Notes/Disclaimers**

- (a) Wall: No tiles behind/below kitchen cabinets, Wall surface above the false ceiling may be left in its original bare condition.
- (b) Marble, Limestone and granite: are natural stone materials containing veins with tonality differences. There will be color and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-uniformity in the marble, limestone or granite as well as non-uniformity between pieces cannot be totally avoided. Granite is pre-polished before laying and care has been taken for their installation. However, granite, being a much harder material than marble cannot be re-polished after installation. Hence some differences may be felt at joints. The tonality and pattern of marble, limestone or granite selected and installed shall be subject to availability.
- (c) External Paints: External plastered surface of the buildings are painted of suitable quality as decided by the Architects. Paints are manufactured product from chemicals and specific grade of minerals/natural stone product. After application this paint is exposed to weather conditions. Ultraviolet ray and weather conditions will affect life and sheen of the product and also would cause damage to the expected/designed protective properties of paints. Therefore, periodic maintenance including redoing of paints would be inevitable.
- (d) Materials, Fittings, Equipment, Finishes, Installation and Appliances: The brand, colour and model of all materials, fittings, equipment, finishes, installation and appliances supplied shall be provided subject to architect's selection, market availability and the sole discretion of the vendor/developers.
- (e) Air Conditioning System: Provision for fixing of window/split air conditioner in drawing dining area & bedrooms are being provided. For Split A/C assigned spaces are earmarked on the elevation of the building for ease of access and to create uniformity for aesthetic purpose.

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- (f) Timber: Timber is a natural material containing grain/vein and tonal differences. Thus it is not possible to achieve total consistency of color and grain in its selection and installation. Timber has inherent property to react along with atmospheric changes, which results in bending, twisting and cracking if not maintained well consistently.
- (g) Internet Access & Cable Television: If the Purchaser requires internet access & Cable Television, the Purchaser will have to make direct arrangements with the Service Provider /or such relevant entities/authorities for services to the Unit and to make all necessary payment.
- (h) Glass: plain/clear/frosted, is widely used in residential developments and may break/ shatter due to accidental knocks or other causes. In addition, glass is manufactured material and the Purchaser may wish to note that it may not be 100% free from impurities. These impurities are not avoidable with quality checks and balances.
- (i) Tiles: Tiles are manufactured from special kind of clay and other materials. Baking on very high temperature is an integral stage of manufacturing process and therefore, shades and flatness of each lot varies a little bit. Hence, selected tile sizes and tile surface flatness cannot be perfect. Different quality assurance organizations like ISO 10545-2/ Singapore standard SS483:2000 had mentioned acceptable ranges. We, at Ashiana, have been taking utmost care while receiving materials and while installing them to minimize these issues but they can never be avoided completely due to inherent properties of the material and therefore consistency in flatness, sizes and minor chips on edges cannot be guaranteed. To minimize such issue tiles are laid with spacers.
- (j) Design Experts: Professionally qualified practicing consultants in the field are deployed to design different functions in compliance to applicable norms and guidelines. These functions are a) Architecture b) Structure c) Plumbing d) Landscape e) Fire Fighting and f) Power & Electrical. Design parameters set by such experts and applicability of their drawings and decisions are treated as final.
- (k) As per structural design principles, structures are allowed to deflect in different allowable loading/atmospheric/ground settlement/seismic parameters. Since masonry and RCC members behave differently in such situations, therefore hair cracks in different components of the building are inevitable. These cracks are more visible in plastered surface of the masonry work. While conventionally recognized precautionary measures will be undertaken diligently but complete disappearance of such cracks cannot be ascertained.
- (l) Brick work, plaster and application of putty/POP over plastered surface are manual activities. As of date, no machines are found successful to execute these activities without extensive human involvement. Hence, despite all quality process in the job, undulation, out in plumb to certain extent cannot be avoided completely.
- (m) While every reasonable care has been taken in preparing the brochure and in constructing the models and show flats, the Developer and the Marketing Agents cannot be held responsible for any inaccuracies or omissions. Visual representations, models, show flat displays and illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artist's impressions of the development and cannot be regarded as representations of the fact. Floor areas are approximate measurements and are Subject to final survey.
- (n) All information, specifications, renderings, visual representations and plans are correct at the time of publication and are subject to changes as may be required by Promoter and/or the competent authorities and shall not form part of any offer or contract nor constitute any warranty by Promoter and shall not be regarded as statements or representation of fact. All facts are subject to amendments as directed and/or approved by the building authorities. All areas are approximate measurements only and subject to final survey. The Agreement to sell shall form the entire agreement between us as the Promoter and the Allottee and shall supersede all statements, representations or promises made prior to the signing of the Agreement to sell and shall in no way be modified by statements, representations or promises made by us or the marketing agents.

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**SCHEDULE- G**

**Stage Wise Time Schedule of Completion of Whole Project**

**Annexure-1**  
**Board Resolution**

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