

AGREEMENT FOR SALE (Phase II)

This Agreement for Sale is made at Mapusa on
this _____ day of the month of _____, 2021.

BETWEEN

ADITYA BUILDERS a registered partnership firm having their office at 204, Gera's Imperium I, EDC Complex, Patto-Plaza, Panjim-Goa, 403001, Pan Card No. _____, represented by its Managing Partner, Mr. Vijay P. Sawardekar, age 59 years, having Pan Card No. _____, Aadhar Card No. _____, married, residing at 175, Nova-Cidade, Porvorim, Bardez - Goa, Indian national, son of Mr. Pandurang Sawardekar, herein after called **The Builders** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their successors, heirs, executors, administrators, and assigns) of one part.

AND

1) _____, son/daughter of _____, Age ____ years, Married, Indian National, Occupation _____, having Pan Card No. _____, Aadhar Card No _____, Mobile No. _____, resident of _____.

2) _____, son/daughter of _____, Age ____ years, Married, Indian National, Occupation _____, having Pan Card No. _____, Aadhar Card No _____, Mobile No. _____, resident of _____.

herein-after called **The Purchasers** (which expression shall unless be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators and permitted assigns) of the other part.

AND WHEREAS there existed a landed property known as "Madel" or Khursachi Xir" with the residential house standing thereon, situated at ward Madel, Village of Tivim – Sirsaim, Taluka and Sub-District of Bardez, District of North Goa, State of Goa and within the limits of Village Panchayat of Tivim, described in the Land Registration Office of Bicholim under no. 6688 at page 154 of Books B-17 New, It is not enrolled in Taluka Revenue Office but surveyed under no. 547 subdivision 4, admeasuring 4625 sq. meters, hereinafter called as the

“Said Larger Property” fully described in the schedule – I hereunder written.

AND WHEREAS The Said Larger Property was purchased by Mr. Robert Navraj from the Original Owners vide three different sale deeds (1) Deed of Sale dated 23.08.2011 duly registered before the office of Sub-Registrar Bardez, in Book – 1 document, Registration Number BRZ-BK1-04076-2011, CD Number BRZD217 dated 23.08.2011 (2) Deed of Sale dated 23.08.2011 duly registered before the office of Sub-Registrar Bardez, in Book–1 document, Registration Number BRZ-BK1-04095-2011, CD Number BRZD217 dated 24.08.2011 (3) Deed of Sale dated 27.10.2011 duly registered before the office of Sub-Registrar Bardez, in Book – 1 document, Registration Number BRZ-BK1-05049-2011, CD Number BRZD242 dated 27.10.2011.

AND WHEREAS Mr. Robert Navraj being the absolute owner in possession of The Said Larger Property sold a part of The Said Larger Property admeasuring an area of 652 sq. m to “Indian Builders” vide Deed of Sale dated 04/03/2013 duly registered in the Office of the Sub-Registrar of Bardez at Mapusa bearing registration No. BRZ-BK1-01312-2013, CD No. BRZD458 dated 08/03/2013 thereby retaining for himself an area of 3973 Sq. mts. of The Said Property (admeasuring 652 sq. mts.) hereinafter referred to as The **Said Plot No. 2/Said Property** more particularly described in Schedule II hereunder.

AND WHEREAS on the basis of the said Sale Deed dated 04/03/2013, the Indian Builders applied for partition of the Said Property to the extent of 652 Sq. mts. from the Said Larger Property before the Deputy Collector and SDO of Mapusa bearing case No. 15/73/2014/PART/LAND which was allowed vide order dated 05.05.2014, thereby creating a sub-division no. 4-A of Survey No. 547 of Village Tivim.

AND WHEREAS The Said Larger Property, thus got partitioned in two different plots namely, Plot No. 1 admeasuring 3973 Sq. mts. having survey no. 547/4 and the Plot No. 2 admeasuring 652 Sq. mts. having survey no. 547/4-A.

AND WHEREAS upon the said partition proceedings, the balance property referred as The Said Plot No. 2 admeasuring an area of 652 Sq. mts. stands recorded in the name of Indian Builders.

AND WHEREAS The Said Property as described in Schedule II was purchased by The Said Builders (Aditya Builders) from Indian Builders vide Sale Deed dated 24th August 2017 registered under BRZ-BK1-03591-2017 dated 01/09/2017 at the office of Sub Registrar Bardez, Mapusa.

AND WHEREAS The Builders are constructing in the Said Property, a Scheme which consists of Flats, which Building Scheme shall hereafter be referred to as the **Said Building**.

AND WHEREAS The Said Building Scheme shall be known as **“Aditya-Harmony” (Phase II)**

AND WHEREAS The Said Property has been converted from Agriculture to Non-Agriculture use vide two orders bearing nos. 1) CNV/BAR/50/96 dated _/4/1996 issued by Dy. Collector and SDO, Mapusa and 2) CNV/BAR/08/2018/4527 dated 21/06/2018 issued by the Deputy. Collector & Sub Divisional Officer, North Goa District, Mapusa.

AND WHEREAS The Said Builders have obtained development permission for the Said Building Scheme vide order having nos. TPB/4105/TIV/TCP/19/5273 dated 22/11/2019 and TPB/4105/TIV/TCP/20/1953, dated 28/05/2020 respectively from Office of the Senior Town Planner, Mapusa – Goa.

AND WHEREAS The Said Builders have obtained Construction License for the Said Building Scheme vide License No. VP/TIV/BAR/F21/2020-21/1866 dated 20/11/2020 from Village Panchayat Tivim.

AND WHEREAS the Said Builders have obtained approval from RERA authority under registration number _____.

AND WHEREAS The Purchasers have approached The Builders agreeing to purchase a Flat in the Same Building Scheme, which Flat is identified as **Flat no. _____, on _____ Floor, in Block - ____** in the Same Building Scheme, admeasuring a Carpet Area of _____ **Sq. mts** (as defined In RERA) and a Built up Area of _____ **Sq. mts.** (which includes Balconies, proportionate areas of Staircase, Lift, Passages, etc) along with **One Parking Slot (under stilts)**. The Said Flat is described in details in Schedule No. (III), hereafter written and shall hereinafter be referred to as the **“Said Flat”**

AND WHEREAS The Builders have agreed to construct and sell the Said Flat along with the undivided right to the land appurtenant to the Said Flat to The Purchasers provided, a sum of **Rs. _____ (Rupees _____ Only)** is paid as a consideration towards the sale of the Said Flat.

AND WHEREAS The Purchasers has agreed to pay the above said sum of **Rs. _____ (Rupees _____ Only)** towards the consideration for the Said Flat as per the mode of payment given in Schedule No. (IV) hereafter written which includes the cost of proportionate share of land appurtenant to the Said Flat.

AND WHEREAS The Purchasers has seen, verified and approved the Specifications of the Said Flat in the Said Building Scheme, detailed in Schedule No. (V) and (VI), hereinafter written as also the Plans of the Said Flat, which is attached here to and marked in Red boundary line and for the purpose of identification signed by the parties hereto. The above said specifications and plans shall however be subject to changes which may be required to be made at the instance of the

competent authority or authorities or the Architect of The Builders and The Purchasers shall have no claims/compensation whatsoever against The Builders, for the same.

AND WHEREAS The Purchasers have also verified the title documents of the Said Property and are satisfied with the same.

NOW THIS AGREEMENT OF SALE WITNESSES AS UNDER

1) The Builders shall under normal conditions construct for The Purchasers in the Same Building Scheme, the Said **Flat No. ____**, on _____ **Floor, in Block _____**, admeasuring a Carpet Area of _____ **Sq. mts.** (as defined In RERA) and a Built up Area of _____ **Sq. mts.** (which includes Balconies and Proportionate share of Staircases, Lift area, Passages) along with one Parking Slot (under Stilts) as per details given in Schedule No. (III) along with proportionate share of land appurtenant to the Said Flat, hereafter referred as the Said Flat as per the plans seen and approved by The Purchasers with such variations and alterations as The Builders may consider as necessary or as may be required by The Architect of The Builders or by any Competent Authority to be made in them, or in any of them but so as not to reduce the total carpet Area of the Said Flat. The Purchasers hereby expressly consents to the same and The Builders shall not be required to take any further permission of The Purchasers for the same. This provision shall be considered as the consent in writing of The Purchasers required by the law.

2) Towards the consideration of Said Flat including the Proportionate share of land appurtenant to the Said Flat, The Purchasers agrees to pay sum of **Rs. _____ (Rupees _____ Only)** as per the mode of payment specified in Schedule No. (IV) on or before the dates mentioned therein.

3) It is agreed by The Purchasers that they shall never seek the partition of the undivided rights to the land proportionate to the buildup area of the Said Flat.

4) If any changes in or addition to the specifications mentioned in the Schedule No. (V) and (VI), hereunder are desired by The Purchasers, the same shall be done by The Builders if possible/permitted and in such an event The Purchasers shall pay, the additional cost of such additions/changes, before the relative item of work, is taken up for work, and it shall be considered as an extra item for the purpose of payment.

5) The Builders shall complete and deliver the possession of the Said Flat on or before _____ provided all the amounts due and payable by The Purchasers under the terms of this Agreement are paid by The Purchasers to The Builders as per the time schedule agreed upon. On completion of the Said Flat The Builders shall give notice in writing, regarding the completion of the same and The Purchasers shall within seven days from the receipt of such notice, take delivery of the Said Flat failing which The Purchasers shall be deemed to have taken possession of the Said Flat, at the time of final Sale Deed.

6) It is agreed by and between the parties hereto that time being the essence of the contract any default in payment by The Purchasers of any installments, mentioned in Schedule No. (IV), here under on their respective dates, and/or in observing and performing any of the terms and conditions of this Agreement, The Builders shall without prejudice to The Purchasers other rights, be at liberty, to terminate this Agreement by giving the prior written notice of 15 days.

7) On such termination as aforesaid The Builders shall refund to The Purchasers the amounts, reduced by Rs. 3,00,000.00 (Rupees Three Lakhs Only) till then paid to him by the Purchasers without any interest. The Builders shall be at liberty to allot and dispose the Said Flat to any such person at the discretion of The Builders and for such consideration as he may determine and The Purchasers shall have no rights, what so ever to interfere in such a transaction, nor claim any amount in that respect from The Builders.

8) In case any amount due and payable by The Purchasers remains unpaid for seven days or more after becoming due, The Purchasers shall be liable at the option of The Builders, to pay The Builders interest at the rate of 12% per annum on all amounts due and payable by The Purchasers under this Agreement, without prejudice to The Builders other rights under this Agreement and/or in law.

9) In case The Builders is unable to complete the building /deliver possession, as stipulated in clause (5), herein about, due to any act of God, war, non-availability of building materials like cement, steel, sand, stones etc, or water supply, electric power or result of any notices, rule, order or notification of Government and/or by any other Public or Competent Authority for any other reasons beyond the control of The Builders, The Builders shall not incur any liability and shall be entitled to a reasonable extension of time to complete and deliver possession of the Said Flat.

10) The Said Flat should be exclusively used for Residential purpose only.

11) The Purchasers shall be entitled to use and enjoyment of the Said Flat upon possession of the same having being given by The Builders and after such possession has been given or taken The Purchasers shall have no claims against The Builders in respect of any item of work, which may be alleged not have been carried out. It is however expressly agreed that cracks to the plaster/dampness in external walls, shall not be considered as defective work unless the Architect of The Builders, opines otherwise.

12) Provided it does not in any way effect or prejudice right of The Purchasers, The Builders shall be at liberty, to sell, assign or otherwise deal with their right, title and interest in the Said Property and or in the same Building Scheme.

13) Nothing contained in these presents, is tended to be nor shall be construed, to be grant, demise or assignment in law of the Said Flat or of the Said Property or any part thereof.

14) The Purchasers shall not let, sub-let, sell transfer, assign or part with their interest under the benefit of this Agreement or part with possession of the Said Flat, until all dues payable by them to The Builders, under this Agreement are fully paid and that to only if The Purchasers has not been guilty of breach nor observance of any of the terms and/or conditions of this Agreement and until they obtain the permission in writing of The Builders.

15) The Purchasers shall be bound to sign all the papers & documents, to do all the things and matters as The Builders require for him/her/them from time to time on their behalf for safeguarding, interalia, the interest of The Builders & The Purchasers.

16) Any development/betterment charges, Additional Infrastructure tax, GST, or deposits/levies if demanded by or to be paid to the Village Panchayat, State Government, Central Government or any other Competent/ Statutory Authority, after The Construction License is issued or for issuing Occupation certificate and/or Building Completion certificate and for giving Water/Electricity connection, to the Said Flat or Said Building Scheme shall be payable by The Purchasers, in such proportion as may be determined by The Builders. The Purchasers agrees to pay to The Builders within seven days of demand, such proportionate share of The Purchaser, of such charges.

17) The Purchasers shall on the date of signing the Agreement notify to The Builders the address where any letters, reminder notices, documents, papers etc are to be served to them. The Purchasers shall also from time to time notify any change in their address to The Builders. Any letters, reminders, notices, documents, papers etc. served at the said notified address, or at the changed address by Registered A.D. or under Certificate of posting or Courier Service shall be deemed to have been lawfully served to The Purchasers.

18) Provided it does not in any way effect or prejudice the right of The Purchasers, The Purchasers hereby gives their express consent to The Builders to raise any loans, against the Said Property and/or the Said

Building Scheme and to mortgage the same with any banks or any other party. This consent is on the express understanding that any such loan liability shall be, cleared by The Builders at their expense before the Said Flat is/are handed over to The Purchasers.

19) So long as the carpet area of the Said Flat is not altered and the Specifications set out in schedule (V) hereunder written are not altered, The Builders shall be at liberty, and/are hereby permitted to make variations in the layout/elevation of The Building Scheme including relocating the open spaces; structures/building/garden etc spaces and/or varying the location of the access to The building or changing layout as the exigencies of the situation & the circumstances of the case may require. The Purchasers expressly hereby consents to all such variations.

20) If any time prior or after the execution of Deed of Conveyance and/or handing over the respective premises to The Purchasers as stipulated in this Agreement, the floor area ratio presently applicable to the Said Flat is increased, such increase shall ensure for the benefit of The Builders alone without any rebate to The Purchasers.

21) The Builders shall have first lien and charge on the Said Flat agreed to be acquired by The Purchasers, in respect of any amount payable by The Purchasers to The Builders, under the terms & conditions of this Agreement.

22) The Builders shall assist The Purchasers and the other Purchasers in forming a Maintenance Co-operative Housing Society, Limited Company, Association of Persons or such other Entity for owning and/or maintaining the Said Property and/or the Said Building scheme. It shall be entirely at the discretion of The Builders to decide whether to form a Housing Maintenance Co-operative Society or Limited Company, an Association or any other Entity (herein after referred to as `The Entity`). When The Builders takes a decision in this matter The Purchasers and the other Purchasers of the Said Building Scheme shall sign all the forms, applications deeds and all other documents as may be required for the said formation of the Entity and

for the Conveyance of The Said Property and/or Said Building Scheme in the name of The Entity.

23) Upon the completion of the Said Building Scheme, The Builders shall convey/get conveyed The Said Property and/or the Said Building Scheme in the name of the various Purchasers, provided however The Builders shall have the discretion to convey/get conveyed The Said Property and/or Said Building Scheme in the name of The Entity, before the completion of The Scheme. In the event The Entity cannot be formed for any reason or the conveyance cannot be executed in the name of The Entity, The Builders shall execute / get executed the conveyance of the undivided portion of the Said Property in the name of all The Purchasers, in proportion to build up area owned by each of them in The Said Building Scheme.

24) The Purchasers agrees and binds themselves to contribute such amounts as may be decided by The Builders or The Entity as the case may be for maintenance pertaining to the Said Property and the Said Building Scheme i.e. for common lights, water charges, watchman's remuneration, sweeper's remuneration, maintenance of garden, Lifts, etc. The Builders or The Entity as the case may be, depending upon the circumstances, shall be empowered to delete from or add to any maintenance services as they may deem fit.

25) The Builders and/or The Entity so decides, The Purchasers shall have to pay to The Builders or The Entity as the case may be: a) Rs 2000/- (Rs. Two Thousand Only) for the membership of the Entity, b) Rs 300/- (Rs. Three Hundred Only) per sq. mt. of built up area as deposit towards the formation of The Entity, expenses and sinking fund. If the aforesaid amounts are paid to The Builders, The Builders shall after formation of The Entity hand over, the same amount after deduction if any, to the Said Entity without any interest on the above said amount. This amount will be payable before taking possession of the Said Flat.

26) Any taxes, charges or out goings levied by the Village Panchayat or any other Competent Authority/Government Agencies and Water

charges, electricity charges exclusively pertaining to The Said Flat shall be borne by The Purchasers.

27) A sum of Rs. 50,000/- (Rupees Fifty Thousand only) will be payable by The Purchasers to The Builders before taking Possession of the Said Flat, towards the cost of deposits payable, incidental expense for obtaining water and electricity connection, Transformer center along with requisite cables for the Said Flat.

28) The Purchasers and the persons to whom the Said Flat is/are let, sub-let, transferred, assigned or given possession of shall be governed by, shall observe and comply with all the bye-laws rules and regulations, that may be laid down by The Entity from time to time and shall also be governed, by the laws which may be applicable to The Entity.

29) The Purchasers hereby agrees and undertakes to be the member of The Entity to be formed in the manner herein appearing, and also from time to time, to sign and execute all applications for registration and for membership and other papers and documents, necessary for the formation and the registration of The Entity and return to The Builders the same within 10 (ten) days of the same being intimated, by The Builders to The Purchasers. No objection shall be taken by The Purchasers if any changes or modifications are made in the bye-laws or rules and regulations formed by The Entity as may be required by any competent authority. The Purchasers shall be bound, from time to time to sign all papers & documents & to do all acts, deeds & things as may be necessary from time to time for safe guarding the interest of The Builders & of the other Purchasers in the Said Building Scheme.

30) In the event of The Entity is formed and or registered before the completion of the Said Building Scheme, The Entity and The Purchasers together with other Purchasers shall be subject to the overall authority and control of The Builders in respect of any matter concerning the Said Property or the Said Flat or the Said Building Scheme or this Agreement. The Builders shall be in absolute control of those premises in The said Building Scheme the construction of which

is not financed by any persons. Should The Builders decide to retain any portion in the Said Building Scheme, they shall join The Entity along with the other Purchasers.

31) All papers pertaining to the formation of The Entity and the rules and regulations thereof as also necessary Deed/Deeds of Conveyance shall be prepared by the Advocate of The Builders. All cost, charges, expenses including stamp duty, registration charges and any other expenses in connection with the preparation, execution and registration of the deed/deeds of conveyance and for the formation of The Entity shall be borne by The Purchasers in such proportion as may be decided by The Builders and/or The Entity.

32) All the dispute which may arise between the parties to this Agreement, whether in relation to the interpretation of the clauses and conditions of this Agreement, and about the performance of these presents or concerning any act or commission of the other party to the dispute or to any act which ought to be done by the parties in disputes, or in relation to any matter whatsoever concerning this Agreement shall be referred to Arbitration in accordance with the provisions of the Indian Arbitration Act 1996.

33) The Purchasers undertakes to maintain the elevation of the said Flat as existed at the time of taking possession and also not to effect any changes which may effect/spoil/alter, the original elevation or color scheme without the express permission of The Builders. The Purchasers also agrees not to enclose the balconies with either grills/ Aluminum windows without the express written permission of The Builders. The Purchasers also agrees to make proper arrangements for drainage of AC water within the Said Flat.

34) All payments are to be made strictly through Cheque /Demand Drafts payable at Panaji-Goa.

35) Possession of the Said Flat is not given.

36) This Agreement for Sale is lodged before the Sub Registrar by Mr. Siddesh Umesh Talkar, son of Late Mr. Umesh Talkar, age 32 years, Advocate, Married, Indian National, Mobile No. 9765507355, Pan Card No. ASLPT8522H, Aadhar Card No. 2058 7225 7678, Resident of H. No. 468/0 Murmuse, Tuem, Pernem, Goa-403512, by virtue of Power of Attorney dated _____ executed before the Sub Registrar of Bardez at Mapusa bearing Reg. No. _____ dated _____.

37) Additional conditions

- a) It is agreed that Cracks to the plaster are unavoidable and hence will not be considered to be defect in construction. However, care will be taken to give as far as possible a crack free plaster at the time of giving possession.
- b) It is agreed that certain crack formation can occur to wooden door frames. If the said cracks do not affect the operations/serviceability of the doors, the same will be not expected to be replaced.
- c) All manufactured items such as Sanitary fittings, Electrical Switches, wires, doors, locks, hardware, aluminum windows, kitchen sinks, floor/wall tiles, lifts, pumps etc will have the warranty period as stipulated by the manufacturer.
- d) It is agreed that the stilt parking which is allotted along with the flat is mostly suitable for hatch-back or mini sedan (such as Maruti Dzire or equivalent).

SCHEDULE I

All that The Said Larger Property known as “Madel” or “Khursachi Xir” situated at ward Madel, Village of Tivim, Taluka and Sub District of Bardez, District of North Goa, State of Goa and within the limits of Village Panchayat of Tivim, described in the Land Registration Office of Bicholim under no. **6688** at page 154 of Book B 17 new and inscribed in Land Registration of Bicholim under **no. 15674** of Book G-21 on page 107, Surveyed under no. **547 Sub-division 4**, admeasuring **4625 Sq mt.** not enrolled in the Taluka Revenue Office and the Said Larger Property is bounded as under:-

On the East : By property bearing survey no. 547 sub-division no. 5, 6 and 7;

On the West : By plot bearing survey no. 547 sub-division no. 3;

On the North : By Village road

On the South : By Mapusa Bicholim road

SCHEDULE II

All that the **Said Plot No. 2** which forms part of Larger property (as described in Schedule I) known as “**Madel**” or “**Khursachi Xir**”, situated at ward Madel, Village of Tivim, Taluka and Sub District of Bardez, District of North Goa, State of Goa and within the limits of Village Panchayat of Tivim, Described in the Land Registration Office of Bicholim under **no. 6688** at page 154 of Book B 17 new, and Inscribed in Land Registration of Bicholim **under no 15674** of Book G-21 on page 107; Surveyed under no. **547 sub-division 4-A**, admeasuring **652 sq. mts**, not enrolled in the Taluka Revenue Office and the said property is bounded as under :-

On the East : By property bearing survey no. 547 sub-division no. 5

On the West : By plot bearing survey no. 547 sub-division no. 3;

On the North : By Village Road

On the South : By Plot No. 1 of the same Larger Property, bearing Survey No. 547/4

SCHEDULE – III**(Description of The Said Flat)**

Flat No. _____, on the _____ Floor, in Block – _____, in the Said Building Scheme (Aditya Harmony Phase II) admeasuring a Carpet Area of _____ Sq. mts. (as defined In RERA) and Built up Area of _____ Sq. mts. (which includes Balconies and Proportionate share of Staircases, Lift area, Passages, etc.) **along with One Parking Slot (Under Stilts) being constructed on the Said Property described herein above. The Said flat is shown delineated in Red boundary line in the plan annexed.**

SCHEDULE – IV
(Mode of Payment)

Sr. No.	Stage of Construction	Amount
1	On Booking	
2	Signing of Agreement	
3	On completion of Plinth	
4	On completion of First Slab	
5	On completion of Second Slab	
6	On completion of Third Slab	
7	On completion of Fourth Slab	
8	On completion of Fifth Slab	
9	On completion of Masonry (of the flat booked)	
10	On completion of Flooring (of the flat booked)	
11	On completion of Internal Painting (of the flat booked)	
12	On Possession	
	TOTAL	Rs. __,00,000/- (Rupees _____ Lakhs Only)

SCHEDULE – V
Specification (General)

STRUCTURE: It is a R.C.C. framed structure. The internal / External walls will be of brick, Laterite, concrete masonry

PLASTERS: External plaster will be double coat sand faced cement plaster & internal plaster will be single coat sand faced plaster.

EXTERNAL DÉCOR: External walls will be painted with External Paint.

WATER SUPPLY: An underground common sump with a electric pump and a common overhead tank will be provided for all the Flats

PLUMBING & SANITATION: Soil and waste lines will be of rigid P.V.C. for exposed lines and water lines (both external and internal) will be also of rigid P.V.C. One European W.C. one tap and hot and cold tap with shower and one wash basin will be provided in the each bath room. All sanitary ware will be of white color.

ELECTRICAL INSTALLATION: Three phase Electrical Connection with P.V.C. electrical conduits of adequate diameter shall be concealed within the masonry walls, columns, R.C.C. ceiling slabs as per electrical layout. ALL wires will be of Copper. And all material will be per ISI standards.

The following points will be provided:

- a) Main Entrance: one bell point.
- b) Living-Dining: one fan point, two light points, two plug points, one T.V. point,
- c) Kitchen: one fan point, two light points, one plug points and one power plug (15 Amp.)
- d) Bath: one light point, one power plug (15 Amp.)
- e) Bedroom: one fan point, two light points and one plug points.
- f) Master Bed-room: one fan point, two light points and one plug points, one AC point
- f) Balconies: one light point each.
- g) Lift: One lift of four passengers will be provided for each Block.

SCHEDULE – VI**Specification (Finish/Amenities)**

Sr. no	Description of item	Finishes
1.	Flooring Tiles	Double Charged Vitrified tiles of size 60 cm x 60 cm.
2.	Bathroom wall tiles	Glazed tiles upto 2.0 mt. height
3.	C.P. Fittings	Jaguar or equivalent
4.	Sanitary fittings	European WC with flush tank (Cera or equivalent)
5.	Internal wall finish	Birla White Putty with Oil bound distemper
6.	Electrical wiring	Concealed copper wiring
7.	Electrical switches	Modular switches (Legrand MyLink or equivalent)
8.	AC point	Provided for Master Bedroom
9.	Electrical meter	Three Phase
10.	Windows	Aluminum, powder coated, sliding
11.	Doors other than Bathroom doors	Masonite Doors/ flush doors, painted
12.	Bathroom doors	FRP Doors with granite frame.
13.	Kitchen Platform	Granite top with stainless steel sink.

IN WITNESS WHEREOF the parties hereto have set their hands on the day and year first herein above mentioned.

**Signed and delivered by
The OWNERS/BUILDERS:**

**(MR. VIJAY P. SAWARDEKAR)
FOR ADITYA BUILDERS**

LHFI	RHFI

THE PURCHASERS:

1) _____

LHFI	RHFI

2) _____

LHFI	RHFI

In the presence of witness:

1) Name : _____
Father's Name : _____
Age : _____
Marital Status : _____
Occupation : _____
Address : _____
Aadhar No. : _____

Sign : _____

2) Name : _____
Father's Name : _____
Age : _____
Marital Status : _____
Occupation : _____
Address : _____
Aadhar No. : _____

Sign : _____