

**THIS AGREEMENT FOR SALE** is made in Kolkata on this \_\_\_\_ day of \_\_\_\_\_, **Two Thousand and** \_\_\_\_ (**20**\_\_\_\_)

**BETWEEN**

**RAGHUVAR DEVELOPERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 bearing Corporate Identity No. U70109WB2011PTC160592, having IT PAN: AAFCR1950E and its registered office at 249A, Motilal Gupta Road, Police Station and Post Office Haridevpur, Kolkata – 700082, District: South 24 Parganas, West Bengal, India, being represented by one of its Directors, **AMARENDRA KUMAR**, son of Late Daya Nand Prasad, having IT PAN: AGNPK3120C, having Aadhar No. \_\_\_\_\_, working for gain at 249A, Motilal Gupta Road, Police Station and Post Office Haridevpur, Kolkata – 700082, District: South 24 Parganas, hereinafter referred to as the '**VENDOR/ DEVELOPER**' (which terms or expression shall unless excluded by or repugnant to the context, this expression shall mean and include successors-in-interest/ office and assigns) of the **FIRST PART**;

**AND**

\_\_\_\_\_ son of \_\_\_\_\_, by faith – \_\_\_\_\_, by occupation - \_\_\_\_\_, by Citizenship – Indian, residing at \_\_\_\_\_,

Post Office - \_\_\_\_\_, Police Station - \_\_\_\_\_, District - \_\_\_\_\_, having IT PAN: \_\_\_\_\_, having Aadhar No. \_\_\_\_\_, hereinafter referred to as '**PURCHASER**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators and legal representatives) of the **SECOND PART**;

**AND**

**WHEREAS:**

- A. By a Deed of Conveyance dated 9<sup>th</sup> May 2012 between Sri Kunja Behari Mahato and Smt. Dipti Mahato, therein mentioned as the Vendors of the one part, and one Raghuvar Developers Private Limited, the Vendor herein, therein mentioned as the Purchaser of the other part and registered with the office of the District Sub Registrar - II at Alipore in Book No.1, CD Volume No. 6 pages 12737 to 12754, Being No. 05062 for the year 2012, the said Sri Kunja Behari Mahato and Smt. Dipti Mahato for valuable consideration therein mentioned sold, conveyed and transferred land measuring about 5 Cottah, be the same a little more or less, lying situate at R.S Dag Nos. 165 under R.S Khatian No. 2060 unto and in favour of the said Raghuvar Developers Private Limited, free from all encumbrances, charges, liens, *lispendens*, claims, demands, mortgages, trust whatsoever and howsoever. (more fully and particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the '**said Land**').
- B. The said Vendor/Developer thereafter applied and mutated its name in the records of the BL & LRO and before the Kolkata Municipal Corporation under Assessee No. 411272202416.
- C. The said Vendor/Developer caused a building plan sanctioned from the Kolkata Municipal Corporation vide Building Permit No. 2019140028 dated 03-05-2019 for constructing a multi storied building consisting of various flats, shops, parking space and other units meant for sale to different purchasers.

- D. The said Vendor/Developer named the building as “**RAGHUVAR GLORY**” and started construction. (Hereinafter referred to as the ‘**said Building**’).
- E. The Purchaser hereto has approached the Vendor/ Developer hereto and entered into a negotiation with the Vendor/ Developer for purchasing Flat No. \_\_\_\_\_, admeasuring about Super Built up Area of flat is \_\_\_\_\_ (\_\_\_\_\_ ) Sq.ft., be the same a little more or less, on the \_\_\_\_\_ floor of the building ‘Raghuvar Glory’, consisting of \_\_\_\_ Bed Room, \_\_\_\_ Toilet and \_\_\_\_ Kitchen cum Dining, lying and situate at land admeasuring 5 (Five) Cottahs be the same a little more or less comprised in Muncipal Premises No. 179B, Uttar Kasta Danga Road, having Assessee No. 411272202416 in Mouza –Sarsuna, R S Dag No. 165, J. L. No. 17, R.S. No. 416, R S Khatian No. 2060 Police Station – Sarsuna, Kolkata – 700061 in Ward No. 127 within the limits of Kolkata Municipal corporation, District – South 24 Parganas (more fully and particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the ‘**said Property**’).
- F. That upon discussion and negotiation by and between the parties herein and relying upon the aforesaid representation of the Vendor/ Developer the Purchaser has agreed to Purchase and the Vendor/ Developer has agreed to sell the said property whatsoever and howsoever at or for a total consideration of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) only.
- G. The Vendor/Developer has entered into negotiation with the Purchaser for sale of the said property and during the pre-agreement/ negotiation stage the Vendor/ Developer has represented to the Purchaser as follows:
- i. that the Vendor/Developer is the absolute owner of the said Property and no person/s other than the Vendor/ Developer has any right title or interest whatsoever in the said Property and the Vendor/Developer is constructing multi storied building as per sanctioned plan;

- ii. that the Vendor/ Developer and/ or its predecessors-in-title has/ have not used the said Property or any part thereof for any purpose other than that for which the same was settled and/ or meant to be used and have not committed default of and/ or contravened any provision of any law applicable to the said Property or any part thereof;
- iii. that the municipal taxes, cess and other levies payable to the Government of West Bengal, other statutory and local bodies and all other authorities has been paid from time-to-time by the Vendor/ Developer and/ or its predecessors-in-title in respect of the said Property and there is no Certificate Proceeding or Public Demand or any other outstanding of any nature against the Vendor/ Developer and/ or its predecessors-in-title and/ or in respect of the said Property or any portion thereof;
- iv. that the said Property is free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, thika tenancy, licences, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, vestings, alignments, easements, liabilities, *lispendens*, suits, legal proceedings and litigation whatsoever;
- v. that no agreement or arrangement whatsoever, written or oral, with any other person or entity relating to and/ or concerning the said Property or any portion thereof in any manner whatsoever is valid or subsisting and neither there exists nor there would exist on the date of completion of sale in favour of the Purchaser or its nominees, any agreement for sale, lease, tenancy or any other agreement/ document in respect of the said Property;
- vi. that all rates, taxes, assessments and outgoings in respect of the said Property upto the date of completion of the sale (in favour of the Purchaser) shall be borne and paid by the Vendor/ Developer;

vii. that there is no impediment in holding and/ or transferring the said Property in favour of the Purchaser (including its nominees) under the prevailing laws including any notifications etc. for acquisition/ requisition.

H. The Parties have agreed to record the terms and conditions for completion of the sale of the said Property as stated hereunder.

**IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO** as follows:-

**A. Interpretation**

In this Agreement, unless the context otherwise requires:

- (a) the terms defined in the Recitals hereinabove shall have the same meaning hereafter;
- (b) the headings are not to be considered part of this Agreement and they are solely inserted for convenience and reference purposes only and shall not affect the construction/ interpretation of this Agreement;
- (c) words importing the singular include the plural and vice versa, and word importing a gender include each of the masculine, feminine and neutral gender.
- (d) reference to any Act whether general or specific shall include any modification extension or re-enactment of it for the time being in force and all instruments orders plans regulations bye-laws permissions or directions at any time issued under it.

**B. At or before execution of this Agreement the Purchaser:**

- i. has fully satisfied himself/herself as to the title and the rights of the Vendor/ Developer;
- ii. has inspected the plan sanctioned by Appropriate Authority;

- iii. the area and other dimensions and specifications of the said Flat agreed to be owned and/ or acquired by the Purchaser;
- iv. Covered parking spaces allotted to the various person and/ or reserved by the Vendor/Developer;
- v. acknowledges that the common parts and portions are to remain common and is to remain available for common use and enjoyment of the various owners and/ or occupiers of the said Building;
- vi. and has agreed not to raise any objections whatsoever or howsoever.

### C. Consideration

As stated hereinabove the Purchaser has agreed to purchase the said Flat admeasuring about Super Built up Area of flat is \_\_\_\_\_ (\_\_\_\_\_) Sq.ft., be the same a little more or less, on the \_\_\_\_\_ floor of the building 'Raghuvar Glory', consisting of \_\_\_ Bed Room, \_\_\_ Toilet and \_\_\_\_\_ Kitchen cum Dining, lying and situate at land admeasuring 5 (Five) Cottahs be the same a little more or less comprised in Muncipal Premises No. 179B, Uttar Kasta Danga Road, having Assessee No. 411272202416 in Mouza –Sarsuna, R S Dag No. 165, J. L. No. 17, R.S. No. 416, R S Khatian No. 2060 Police Station – Sarsuna, Kolkata – 700061 in Ward No. 127 within the limits of Kolkata Municipal corporation, District – South 24 Parganas for a total consideration of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) only, which shall be paid in several installments in the manner set out herein below: -

- i. Out of total consideration amount Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) only is paid at the time of booking;
- ii. Out of the total consideration amount Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) only is to be paid at the time of execution of this sale agreement;
- iii. Remaining balance Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) only is to be paid as per following payment terms;

On or before 1 <sup>st</sup> slab casting	: Rs. _____/-
On or before 2 <sup>nd</sup> slab casting	: Rs. _____/-
On or before 3 <sup>rd</sup> slab casting	: Rs. _____/-
On or before 4 <sup>th</sup> slab casting	: Rs. _____/-
On or before completion of brick work	: Rs. _____/-
On or before completion of flooring	: Rs. _____/-
On or before handing over of possession of flat	: Rs. _____/-

- iv. The amount at the applicable rate of goods and services tax shall be paid and bore by the purchaser before completion of the transaction.

#### **D. Representations, Warranties and Covenants**

- i. The Vendor/ Developer is in process of construction of the said Building in accordance with the plan and specification and the Purchaser has inspected, seen and approved the said Plan and also agreed that the Vendor/ Developer may make variation and modification therein as may be required to be done by the Vendor/ Developer.
- ii. The respective portions measurement dimensions designs boundaries in the said Sanctioned Plan and specification of construction and plinth area including proportionate share of land of the said Flat have been inspected seen and approved by the Purchaser and has been taken by the Purchaser as correct as per the Plan. The Purchaser shall not be entitled to any compensation or to rescind the contract in case of any variations, additions, alterations and deviations that may be required to be done by the Vendor/ Developer and the Purchaser hereby gives their consent to such variations additions, alterations and deviations and the Purchaser shall not be entitled to make any objection thereto.
- iii. The Developer shall complete the construction strictly in accordance with the said Sanctioned Plan within the \_\_\_\_\_ months from the date of date of this Agreement and shall put the Purchaser into possession of the said Flat on the scheduled date thereof, beyond which period the Vendor/ Developer shall be liable to pay interest for default on the entire sum of money received/ kept deposited with the Vendor/ Developer by the Purchaser, be it the

- part consideration or otherwise, calculated @ 12% per annum till such default continues.
- iv. The Purchaser shall maintain at their own costs the Flat or any other portion agreed to be acquired by the same in good condition, state and other in which it would be delivered to them and shall abide by all laws, by-laws, rules and regulations of the Government, Municipality and/ or any other authorities and local bodies and shall attend answer and be responsible for all deviations, violations or regulations and shall observe and perform all the terms and conditions contained in this Agreement.
- v. The Purchaser hereby covenants with the Vendor/ Developer to pay from time to time and all times the amounts which the Purchaser are liable to pay and as agreed under this Agreement to observe and perform all the covenants and conditions in the Agreement as well as the rules and regulations that may be made by the Vendor/ Developer or adopted by and/ or made by and/ or amended by any person to whom the said building and advantages and/ or rights functions of the Vendor/ Developer may be from time to time being vested for protection and maintenance thereof and also shall comply with the carry out after the Purchaser has been put in possession from time to time all the requirements, requisitions, demands and repairs as may required to be complied with by the Government or any other authority and shall attend to answer and be responsible for ail notice, violations or breaches thereof and to keep the Vendor/ Developer and their respective estate and effects indemnified and harmless against the said payments and observances and performances of the said covenants and conditions and exclusively intended to be observe by the Vendor/ Developer.
- vi. The Purchaser hereby covenants to keep the Flat and partition walls, swears, drains, pipes and other fittings and fixture and appurtenances thereto belonging in good working condition and in particular as to support, shelter and protect the parts of the building.
- vii. After the possession of the Flat is handed over to the Purchaser if any addition or alteration to or about or relating to the said building



- are thereafter required to be carried out at the instance of the Government, Municipality or any authority being statutory, subject to the terms and conditions herein contained and in co-operations with the purchaser of the other Flat(s) or any other portions in the said Building at their own cost and the Vendor/ Developer shall not be in any manner liable or responsible for the same.
- viii. The Purchaser shall not throw or accumulated any dirt, rubbish, rags or other refuse or permit the same to be thrown or allow the same to be accumulated in their Flat or in the compound or any portion of the said Building and/ or of the Flat.
- ix. After the building is completed and ready for occupation and after the Vendor/ Developer has received all dues payable to him under the terms of this Agreement from Purchaser the Vendor/ Developer shall execute and register a conveyance or a transfer Deed in respect of the said Flat in favour of the Purchaser or their nominee/ nominees as may be consented to by the Vendor/ Developer subject to the terms and conditions herein contained and to be incorporated in such conveyance or Transfer Deed with the property for the benefit and protection of the building thereon and all common parts appertaining thereto at the cost and expenses of the Purchaser.
- x. All letters, receipts and/ or notices issued by the Vendor/ Developer and dispatched under registered post to the address of the Purchaser last known to the Vendor/ Developer will sufficient proof of receipts of the same by the Purchaser and shall effectually discharges the Vendor/ Developer.
- xi. The Purchaser shall from time to time shall pay and discharges all liabilities including property tax of any nature whatsoever save and except goods and services tax and by whatever names called after getting delivery of possession and keep the Vendor/ Developer indemnified in that regard.
- xii. If the Purchaser neglects, omits and fails for any reasons whatsoever to pay to the Vendor/ Developer any of the amounts, demands and/ or dues payable under this Agreement as and when necessary, the Vendor/ Developer shall be entitled to charge

interest on the due/ balance consideration payable thereof @ 12% per annum.

**PROVIDED HOWSOEVER** the provisions does not entitle the Purchaser to allow such amounts, damages and/ or dues payable as aforesaid and mentioned herein to fall into arrears, such amount of interest as aforesaid shall be deemed to be dues payable by the Purchaser to the Vendor/ Developer in terms of this Agreement so that only upon payment of the same Purchaser shall have possession and conveyance as mentioned in this Agreement. The Vendor/ Developer however in his sole and absolute discretion and in bonafide cases acceptable to him can waive entire or any part of the amount of such interest as aforesaid.

If the Vendor/ Developer herein neglect, omit and fail for any reason/s whatsoever other than that of already specified in paragraph 3 hereinabove, to deliver possession and register a valid deed of conveyance in respect of the said Flat in favour of the Purchaser herein within the stipulated period, the Purchaser shall be entitled to charge interest @ 12% per annum on the entire part consideration paid under this agreement.

- xiii. If the Vendor/ Developer fail and/ or neglect to complete the sale transaction or to carry out any one or more of the obligations on their part as mentioned and provided in this agreement or otherwise required by law, the Purchaser will be at liberty to enforce specific performance of this Agreement by institution of legal proceedings or at their option may sue them for recovery of the part consideration paid under this agreement with interest, cost and other relieves.
- xiv. The Vendor/ Developer and the Purchaser shall render all assistance and cooperation to each other for completing the sale transaction in terms of this Agreement.

#### **E. Other Mutual Covenants**

- i. In case of cancellation of sale agreement, for whatsoever reason, Vendor/ Developer shall deduct 3% (Three Percent) of full consideration amount of said flat as cancellation charges from the entire part consideration paid under this agreement and return the

- remaining balance amount after 6 (Six) months from the date of cancellation of sale agreement.
- ii. The Purchaser at his discretion and cost may avail housing loan from bank/ financial institution. The Purchaser shall endeavour to obtain necessary loan sanctions within 30 days time from the date of sale agreement. The Vendor/ Developer shall under no circumstances be held responsible for non-sanction of the loan to the purchaser for whatsoever reason. The payment of installments to the Vendor/ Developer shall not be linked to the housing loan availed/ to be availed by the Purchaser.
  - iii. The Vendor/ Developer shall ensure that prior to the execution and registration of necessary Conveyance Deed in favour of the Purchaser for the said Apartment/ Unit all revenue, rates, taxes, cesses, assessments, fees, electricity charges and other outgoings in respect of and relating to the said Flat is paid by the Vendor/ Developer till the date of the execution of the said Conveyance Deed in favour of the Purchaser or its nominees.
  - iv. The Parties hereto shall do all acts, deeds and things as are necessary on the respective part/s for implementation of the Agreement to ensure that the Deed of Conveyance is executed or otherwise the entire transaction is completed within \_\_\_\_\_ year from the date of execution of these presents hereof.
  - v. The expenses towards Stamp Duty, Registration Fee and all other incidental charges payable/ applicable on the said Conveyance Deed shall be borne and paid by Purchaser or its nominees.
  - vi. If at any time hereafter it shall appear that any of the Parties hereto has failed and/ or neglected to carry out their/ its obligations under this Agreement, then the other Party shall be entitled to claim from the defaulting Party all losses and damages so suffered without prejudice to the other rights hereunder of the Party so suffering.

#### **F. Entire Agreement**

This Agreement sets forth the entire agreement and understandings between the Parties relating to the said Flat and merges all prior discussions and agreements on the same.

#### **G. Counterparts**

The Agreement may be executed in duplicate and each such executed copy shall be deemed to be the original document.

#### **H. Amendments**

This Agreement shall not be altered, modified or amended except with the prior written approval of the Parties. Any such amendment shall be in writing and shall constitute an integral part of this Agreement.

#### **I. Dispute Resolution**

- a) In case of any dispute or difference arising under or in connection with or regarding the interpretation of this Agreement, the Parties shall make best efforts to resolve the same amicably through a process of negotiation and only in the event of complete failure of such negotiations, it will be open to the Parties to refer and resort to the process mentioned in point (b) below.
- b) If any dispute or difference arising under or in connection with or regarding the interpretation of this Agreement cannot be settled by employing the method stated in point (a) above within 7 (Seven) days, such dispute or difference shall be referred to the Arbitrator.
- c) The Arbitration shall be conducted in accordance with the provisions of the Arbitration and Conciliation Act, 1996 with all statutory amendments and modifications thereof and the said Arbitrator shall have summary powers and/ including powers to award interim reliefs and shall be free to adopt or frame rules of procedure and shall further be entitled to avoid all rules relating procedure and evidence as are expressly avoidable under law, for conducting such arbitration.
- d) The venue of arbitration shall be Kolkata and the language of arbitration shall be English.

- e) The decision/ Award given by the said Arbitrator shall be final, conclusive and binding on the Parties and the Parties agree and undertake to carry out such decision/ award without delay.

**J. Jurisdiction of Courts**

The Parties understand, acknowledge, and agree that the Courts at Kolkata having jurisdiction over the registered office address of the Vendor/ Developer shall have the sole and exclusive jurisdiction to try, entertain and determine any dispute or difference arising under or in connection with or regarding the interpretation of this Agreement.

**K. Indemnity**

Each Party shall indemnify and keep the other saved, harmless and indemnified of, from and against any and all losses, damage or liability (whether criminal or civil) in relation to the obligations arising out of this Agreement, including any act of gross negligence or willful default of Vendor/ Developer or the Purchaser and/ or any person/s purportedly acting on his/ its/ their behalf.

**L. No Assignment**

Neither Party may assign this Agreement, or any of its rights or obligations hereunder, without the prior written consent of the other Party, except that the Purchaser shall have the right to assign any and/ or all of its rights and obligations under this Agreement to any person/s nominated by the Purchaser and the same shall be intimated in writing to the Vendor/ Developer.

**M. Severability**

- a) Should a part of this Agreement be declared invalid and/ or unenforceable for any reason whatsoever the remaining portion of this Agreement shall not be prejudiced and shall continue to be in full force and effect.
- b) However, if a Party herein believes that the invalidity of any of provisions has materially altered the original balance of interests of the Parties then the Parties shall negotiate in good faith a fresh agreement and/ or incorporate new provisions in this Agreement to restore their original intention.

**N. Force Majeure**

- a) Neither of the Parties shall be held responsible for any consequences or liabilities under this Agreement if it is prevented in performing its obligations by reason of force majeure, which shall include contingencies caused by neither of the Parties and unforeseen occurrences such as acts of god, acts of nature, acts of war, fire, insurrection, terrorist action, civil unrest, strikes and riots (**“Force Majeure Event”**).
- b) Neither Party shall be deemed to have defaulted in performance of its obligations whilst the performance thereof is prevented by any Force Majeure Event. The Party affected by a Force Majeure Event shall forthwith but not later than 3 (three) days from the date of occurrence of the Force Majeure Event intimate in writing to the other Party the occurrence of Force Majeure Event and shall continue to intimate in writing the other Party the continuation of such event of Force Majeure on every three days. The affected Party shall take all reasonable steps for early termination of the event of force majeure and shall forthwith, after cessation of the Force Majeure Event shall intimate in writing to the other Party and start complying with its obligation so long kept in abeyance due to the Force Majeure Event.

**THE FIRST SCHEDULE****(The said Land)**

**ALL THAT** piece or parcel of a specific demarcated plot of land measuring 05 (Five) Cottahs be the same a little more or less comprised in Muncipal Premises No. 179B, Uttar Kasta Danga Road, having Assessee No. 411272202416 in Mouza –Sarsuna, R S Dag No. 165, J. L. No. 17, R.S. No. 416, R S Khatian No. 2060 Police Station – Sarsuna, Kolkata – 700061 in Ward No. 127 within the limits of Kolkata Municipal corporation, District – South 24 Parganas butted and bounded by :-

ON THE NORTH : 14 feet wide road  
 ON THE SOUTH : 10 feet wide common passage  
 ON THE EAST : Land of Sri Bakul Kathuria  
 ON THE WEST : 11 feet 11 inch wide road.

**THE SECOND SCHEDULE**

**(The said Apartment/Unit)**

**ALL THAT** Flat No. \_\_\_\_\_, admeasuring about Super Built up Area of flat is \_\_\_\_\_ (\_\_\_\_\_ ) Sq.ft., be the same a little more or less, on the \_\_\_\_\_ floor of the building 'Raghuvar Glory', consisting of \_\_\_\_ Bed Room, \_\_\_\_\_ Toilet and \_\_\_\_\_ Kitchen cum Dining, lying and situate at said Land **TOGETHER WITH** proportionate share or interest in the impartibly land beneath the said building attributable pro-rata to the said Flat together with right of common user of all common spaces, paths and passages, stairs and landings, under ground water reservoir, service areas overhead water tank, drain and sewers, water pipe lines for lifting water from the underground water reservoir to the overhead water tank and distribution of water to different Flat through such water pipe lines, electrical wiring and electrical equipments in common areas, electric motor and water pump etc. **TOGETHER WITH** the right of ingress and egress to and from the said Flat by user of common areas of the said Building.

**THE THIRD SCHEDULE****(Common Expenses to be borne by Purchaser)**

1. The cost of maintaining, repairing, redecorating etc. of the main structure and in particular the roof, gutter and rain water pipes and electric wires in under or upon the said Building and enjoyed or used by them in common and the boundary walls of the building compound etc.
2. The cost cleaning and lighting the passage, landing, stair cases, lift lobbies, lift shafts and other parts of the said Building as enjoyed or used by the flat owners in common as aforesaid.
3. That the cost of decorating the exterior of the said Building.
4. That the cost of salaries of the chowkidars, sweepers, caretakers, electrician and other maintenance staffs.
5. The Municipality and other taxes and outgoings for common areas.
6. Insurance of building for earth quake, fire, mob, damage and civil commotion etc.
7. Cost of maintaining of pump/ motor, lift, etc.
8. Such other expenses as are deemed necessary by the Vendor/ Developer/ and/ or Association of the Apartment/ Unit owners or such expenses which are incidental for the maintenance and upkeep of the said building

and incidental to the ownership and holding of the said Land, Building and the said Apartment/ Unit.

### **THE FOURTH SCHEDULE**

#### **(Proposed Specification/Finish of Flat)**

1. Foundation : As per standard applicable design
2. Super Structure : R.C.C. framed structure as per design of the Architect & Structural Engineer
3. Roof & Wall : Roof to be constructed by reinforced concrete slab and wall to be constructed by AAC Blocks
4. Wall Finish :
  - (a) All internal walls and ceilings of the main building to be finished with Plaster of Paris
  - (b) External walls of the main building to be finished with two coats of Exterior's paint of standard quality
  - (c) Boundary walls to be finished with suitable paints
  - (d) All common areas, passages and staircase inside the building shall also have two coats of standard quality paint
5. Flooring :
  - (a) Vitrified flooring shall be used in Drawing/ Dining Room, Bed Room, Balcony and Kitchen; Toronto Marble flooring for Toilet; Kota Stone / Marble / Cemented / Ceramic flooring for Common Passages.
  - (b) Terrace of the building will be finished with suitable flooring materials.
6. Windows : Aluminum sliding window fitted with clear sun glass without grill.
7. Doors :
  - (a) Main entrance door to be 32 mm one side Teak Wood veneered and be fitted with night latch of Godrej make. Other doors to be 32 mm Commercial Flush doors provided with good door bolts of standard make, design,



- shape and size.
- (b) All gates of Staircase, Head rooms and Main Boundary shall be of mild steel.
8. Toilet : (a) Toilet shall have Hot & Cold water supply arrangement without Water Geyser; one Bib Cock, one Hot & Cold Mixture with Shower.
- (b) All white glazed vitreous sanitary ware shall be provided.
- (c) Glazed Tiles shall be provided upto 7 feet height.
- (d) Provision for Exhaust Fan shall be provided.
- (e) All C.P. fittings shall be of standard make.
- (f) All plumbing works inside toilet shall be concealed in walls.
9. Kitchen : (a) Cooking Slab shall be finished with standard quality black stone.
- (b) One Steel Sink and two Bib Cock of standard make shall be provided.
- (c) Glazed Tiles of standard make shall be provided in dado upto 2 feet height above cooking slab.
- (d) Provision for Exhaust Fan shall be provided.
- (e) All plumbing works inside kitchen will be concealed in walls.
10. Electrical Fittings : All electrical wiring of approved quality to be concealed in walls and ceiling. Provision for sufficient number of light, fan and plug point in rooms, toilet, kitchen, balcony etc.
11. Water Supply System : Provision for water supply to toilet and kitchen from overhead water reservoir from municipal water supply system, normal pumping arrangements to be provided.
12. Sanitary & : P.V.C. soil line and waster line of approved quality

Plumbing from overhead water reservoir for internal distribution of water to toilet and kitchen.

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

**SIGNED AND DELIVERED** on  
behalf of the **DEVELOPER/ VENDOR**

**SIGNED AND DELIVERED** by the  
**PURCHASER**

**All in the presence of :**

**1.**

**2.**

**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within named Purchaser the within mentioned a sum of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) being the advance money out of the total consideration of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) only as per Memo below:

**MEMO**

By Cheque no. _____ dated _____	
of _____, _____ Branch	Rs. _____/-
By Cheque no. _____ dated _____	
of _____, _____ Branch	Rs. _____/-
	-----
<b>Total :</b>	<b>Rs. _____/-</b>
	=====
<b>(Rupees _____ Only)</b>	

**DEVELOPER/VENDOR**

**WITNESSES:**

- 1.
  
- 2.