



Declaration regarding Agreement for Sale

1. That the agreement for sale/Builder buyer agreement of our Project "Urban Square" is in accordance to the Form-G of Real Estate Regulation and Development Act 2016.
2. That none of the terms and conditions of the Agreement to Sale presented by us violate the laws and rules of the Real Estate (Regulation and Development) Act 2016 & Rajasthan Real Estate (Regulation and Development) Rules, 2017.
3. That if any contradiction arises in the future the deponent will be responsible for it.

For Bhumika Enterprises Pvt Ltd

Mohan Singh Chundawat
(Authorized Signatory)

ATTESTED

3rd 2nd 9-8-2017

OM PRAKASH SHARMA
Notary Public
JAIPUR City (Raj.) INDIA

8 AUG 2017

राजस्थान राज्य कृषि विभाग, जयपुर

राज्य कृषि विभाग, जयपुर

आधारभूत कृषि विभाग, जयपुर

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विकास एवं विपणन

मुद्रांक का मूल्य

कृषि का उद्योग

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THIS STAMP IS A PART AND PARCEL
OF DECLARATION REGARDING Agreement
in Sale

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मिस्टर एच दिनांक
प्रमाणित किया जाता है कि
अनुसूचित जाति का छात्र
श्री अरवि कुमार
ने परीक्षा में उत्तीर्ण होकर
ग्रेजुएट डिग्री प्राप्त की है।
दिनांक १०/०५/२०१८

मुख्यमंत्री
उत्तर प्रदेश सरकार
लखनऊ

10



ALLOTMENT LETTER

Ref: _____

Date: _____

Customer ID: _____

Mr./Ms./M/s. _____

Phone: _____

Email: _____

Dear Sir / Madam,

Reference your Application dated _____ for allotment of _____ unit at _____ floor and your agreeing to abide by our Standard Terms and conditions, we have pleasure in allotting a unit bearing Unit Number _____ on floor _____ located as per "Location Plan" enclosed herewith as Annexure I and having tentative "Floor Plans" as enclosed herewith at Annexure II with approx. Carpet Area of _____ Sq.Mtrs(----- Sq. Ft.), Saleable Area _____ Sq.Mtrs(----- Sq. Ft.) for a Consideration of Rs. _____ (Rupees _____ only). The "Details of Consideration" are enclosed herewith as Annexure III with this allotment letter.

The Consideration and the other amounts (as defined in the Standard Terms and Conditions) shall be Payable on the dates as specifically mentioned in the "Payment Plan" enclosed herewith as Annexure IV.

All payments are to be made by local cheques / demand drafts drawn in favour of "Bhumika Enterprises Pvt. Ltd." and payable at New Delhi/Udaipur.

You have been allotted a unique Customer ID, which is "_____".

You are requested to quote your Customer ID and your Unit Number in all future communications with us.

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The Company shall abide by the time schedule for completing the Project as disclosed at the time of registration of the Project with the competent authority and towards handing over the unit to the Allottee and the common areas to the Maintenance Society or the competent authority as the case may be.

Timely payment of the consideration/instalments as per payment plan is the essence of this allotment and understanding. You shall be responsible for timely payment of Instalments as demanded by the Company. The company shall be under any obligation to send any reminders for the payments to be made by you.

Thanking your and assuring you of the best of our services, always.

For Bhumika Enterprises Pvt. Ltd.

(Authorised Signatory)

Enclosures:	Annexure I	Location Plan
	Annexure II	Floor Plans
	Annexure III	Details of Consideration
	Annexure IV	Payment Plan

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(Annexure I)

LOCATION PLAN

KEY PLAN

- All plans are Indicative & subject to change as deemed appropriate by the Company or Statutory Authorities.

	TITLE:	DRAWN BY	CHECKED BY:	SCALE:
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		APPROVED BY:	DATE:
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(Annexure III)

Details of Consideration

Unit No: _____

Super Area: _____ sq. mtr. & Carpet Area _____ sq. mtr.i.e. _____ sq.ft.

Charges Types	Description	Total Amount(Rs)
Basic Price		
Electricity & Power Backup Charges		
External Development Charges		
Interest Free Refundable Security		
Pre Paid Meter Charges		
Preferential Location Charges		
Total Consideration		

GST or other Taxes extra as applicable on each installment

(Rupees _____ only) + _ Taxes.

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(Annexure IV)

Payment Plan*

(1) Construction Linked Payment Plan:

OR

(2) DOWN PAYMENT PLAN (Rebate of 15% on BSP)

OR

(3) Installment Linked Plan

OR

(4) 30: 65:05 Payment Plan (Sub-Vention Scheme)

OR

(5) ASSURED RETURN PLAN

* Strikeout whichever is not applicable

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Draft Agreement for Sale

Affix Color
photograph
of Allottee/
First
Allottee
with
signature
across the
photograph

Affix Color
photograph
of the
authorized
signatory of
Promoter
with
signature
across the
photograph

This Agreement for Sale, hereinafter referred to as the Agreement, is executed on this day of Two thousand and.....at

By and Between

M/s Bhumika Enterprises Pvt. Ltd (CIN No U51900DL2007PTC163493) a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 19, Community Center, First Floor, East of Kailash, New Delhi - 110065 and having its Sales & Marketing office at Udaipur (F-210 to 223, Udyog Vihar, RIICO Industrial Area, Sukher, Udaipur – 313001 (Raj.)) and its PAN is AADCB1360N, represented by its authorized signatory Mr. Mohan Singh Chundawat (Aadhar No. 819212673065) authorized vide board resolution dated 18.07.2017 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, its assignees, legal successor(s) in interest) of the ONE PART.

AND

[if the allottee is an individual]

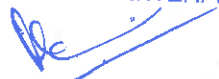
Mr./Mrs./Ms.....son/daughter/wife of Mr. aged about years, R/o.....(Aadhar No.....) (PAN) (hereinafter singly/ jointly, as the case may be, referred to as the "Allottee(s)", which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include their legal successor(s), administrators, executors successors & permitted assignees) of the OTHER PART.

OR

[if the allottee is a partnership firm]

M/s a partnership firm, duly registered and existing under the provisions of the Indian Partnership Act, 1932, having its

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principle place of business at.....(PAN-.....)
through the partner
Mr./Ms.....(AadharNo.....) duly authorized
vide authority letter dated passed and signed by all the
partners constituting the firm, (Copy enclosed) (hereinafter 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), administrators,
executors successors & permitted assignees including those of the respective
partners) of the OTHER PART.

OR

[if the allottee is a Company]

M/s.....(CIN No.....) a Company
incorporated under the provisions of the Companies Act, 1956 / 2013 having the
registered office at.....and its PAN is.....
through Mr.....(Aadhar No.....), its authorized signatory
who has been duly empowered vide Board Resolution dated.....
(hereinafter jointly and severally, as the case may be, being the allottee(s) of the Unit
hereinafter, 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), administrators, executors successors & permitted assignees) of the
OTHER PART.

or

[if the allottee is HUF]

Mr./Ms.(Aadhar No.....)
son/daughter/wife of..... aged about..... years for self and as the
Karta of the HUF, having its place of business/ residence
at.....(PAN-.....) (hereinafter referred to as,
"Allottee(s)", which expression shall, unless repugnant to the context or meaning
thereof be deemed to mean and include him and each of the members constituting
the HUF their Heirs, administrators, executors, successors & permitted assignees) of
the OTHER PART.

(Details of other allottees to be inserted, in case of more than one allottee)

The Promoter and the Allottee(s) shall hereinafter be collectively referred to as
"Parties" and individually as a "Party".

INTERPRETATIONS/ DEFINITIONS:

1. In this Agreement, the following expressions unless repugnant to the context
shall have the meaning assigned thereto –

"Act" means the Real Estate (Regulation and Development) Act, 2016;

"Approved Plans" shall mean the plans and designs of Project constructed or to be
constructed on the Scheduled Land, 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.

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"Carpet Area" means the net usable floor area of an Unit, 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 Unit. 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 Unit, 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 Unit, meant for the exclusive use of the Allottee(s);

"Conveyance Deed" means the deed of conveyance executed in favour of Allottee vide which Promoter shall convey title of the Unit/Flat/Unit in favour of the Allottee in accordance with this Agreement.

"Interest" means the interest payable at State Bank of India highest marginal cost of lending rate plus two percent.

"Limited common areas and facilities" means those common areas and facilities which are designated in writing by the promoter before the allotment, sale or other transfer of any unit as reserved for use of certain unit to the exclusion of the other unit. Limited common area is as under (As per map attached in Schedule-7):

"Maintenance Agency" means the Promoter and/or its nominee(s) to whom the Promoter may handover the maintenance and who shall be responsible for carrying out the maintenance and upkeep of the Project.

"Maintenance Society" shall mean the society, association or body, by whatever name called, that may be formed under clause(e) of sub-section (4) of section 11 of the Act;

"Para" means a Para of this Agreement;

"Preferential Location Charges (PLC)" means charges for the preferential location attribute(s) of the Unit, to be calculated on per square meter (per square feet) based on Unit Super Area / Carpet area, as mentioned in this Agreement.

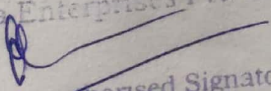
"Regulation" means the Regulation made under the Act;

"Rules" means the Rajasthan Real Estate (Regulation and Development) Rules, 2017;

"Schedule" means the Schedule attached to this Agreement; and

"Section" means the section of the Act.

"Tripartite Maintenance Agreement" means the tripartite maintenance agreement to be executed between the Allottee, Promoter and the Maintenance Agency.

Bhūmika Enterprises Pvt. Ltd

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2. Unless the context otherwise requires in this Agreement:
 - i any reference to the singular shall include plural and vice versa;
 - ii any reference to the masculine, the feminine and the neuter shall include each other;
 - iii reference to any law shall include such law as from time to time enacted, amended, supplemented or re-enacted;
 - iv reference to the words "include" or "including" shall be construed without limitation;
 - v any reference to the term 'herein', 'hereto', 'hereunder', 'hereof', 'thereof', or similar term used in this agreement refer to this entire Agreement and not to any particular provision in which the term is used; and
 - vi reference to this Agreement, or any other agreement, deed or other instrument or document shall be construed as a reference to this Agreement or such agreement, deed or other instrument or document as the same may from time to time be amended, varied, supplemented or novated.
3. The words and expressions used herein but not defined in this Agreement and defined in the Act or in the Rajasthan Urban Improvement Act, 1959 (Act No. 35 of 1959) or in the Rajasthan Municipalities Act, 2009 (Act No 18 of 2009) 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 Promoter is in lawful possession of the land on Plot No F210 to F223 situated in RIICO Industrial Area, Sukher, Tehsil Badgaon /City Udaipur /District Udaipur with a total area admeasuring of 27985 square meters (hereinafter referred to as 'Land' and more fully described in the Schedule-I).

Whereas out of the above mentioned land, the promoter has earmarked land admeasuring 14570 square meter for PHASE-1 of the project, which is demarked in the site plan/lay out plan. The remaining portion of the land will be freely available to the promoter for any future use as decided by the promoter.

- B. The Promoter has a legal title to the Land with legally valid documents and is lawful owner of the land. The Land was taken on lease by the Promoter from The Rajasthan State Industrial Development & Investment Corporation Limited, Jaipur (RIICO), as stated in the Lease-deed dated 25th June 2008 registered on 26/06/2008 in the office of Sub- Registrar I UDAIPUR in its Book No 1 Volume No.1099 at Page No16 bearing Serial No. 2008003037 Additional Book No 1 Volume No 2239 at Page No 158 to 167.

That after taking on lease the Promoter got the land converted from Industrial to Commercial vide letter no 6924 dated 11th March 2016, and that the land is now earmarked for Commercial Use.

- C. The Promoter is developing a Commercial project on the said land, to be known as URBAN SQUARE (Project), being developed in Phases, first phase of which is defined as "Phase-1"

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- D. That the Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the said land on which Project is to be constructed have been completed.
- E. Rajasthan State Industrial Development & Investment Corporation Limited, Jaipur has granted the commencement certificate to develop the Project vide its letter number 1150 dated 20.06.2017
- F. The encumbrances on the said land or project as on date are as follows:
1. RIICO
2. AU Financers (India) Limited
- G. That the Promoter has conceived, planned and is in the process to start constructing and developing a commercial project known as 'URBAN SQUARE.', after getting necessary permissions/ approvals from the concerned competent authorities and which inter-alia comprising of building/units and includes the common areas, the development works, all improvements and structures thereon, and all easements, rights and appurtenances belonging thereto, on a piece and parcel of Land admeasuring 27985 square meters situated at F-210 TO 223 SUKHER INDUSTRIAL AREA UDHYOG VIHAR UDAIPUR and latitude & longitude of the end points of the Project are 24 Degree37'53.98" and 73Degree42'46.00" Respectively
The location details are fully described in the Schedule-I.
- H. The Project has been registered with the Real Estate Regulatory Authority on(date) and the Project Registration Certificate No. is This registration is valid for a period of..... years commencing from..... and ending with..... unless extended by the Authority. The details of the Promoter and Project are also available in the website(www.....) of the Authority.
- I. The layout plan/ site plan of the Project (1stPhase) has been sanctioned vide No.1703 dt 24.07.2017 by RIICO, and copy of which is enclosed as Schedule-2.
- J. Approval and permission of building construction for 2 Basements + 13 floors under the relevant legal provisions has been accorded vide Letter No 1703 date 24.07.2017 by the RIICO
- K. The details of Floor plan of the Unit No..... and for phase 1 of the Project is given in Schedule-3.
- L. The details of plan of development works to be executed in the proposed Project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities, emergency evacuation services, use of renewable energy etc., as provided under clause (e) of sub-section (2) of section 4, are as under :-

As per Schedule- 5

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M. The details of salient features of the proposed Project including access to the project, design for electric supply including street lighting, water supply arrangements and site for disposal and treatment of storm and sullage water, any other facilities and amenities or public health services and other internal development works proposed to be provided in the Project are as under :-

The project has all four side road and frontage of 190 mtr on main N H 8.

N. The details of other external development works to be taken for the Project are as under:-

As pr Schedule -6

O. The details of specifications of material used in construction are as under:-

As per Schedule -5

P. Provisional fire NOC for the Project has been accorded by vide No 491 dated 13.07.2017

Q. The Airport Authority of India has also granted NOC for height clearance for the Project vide NoAAI/RHQ/NR/ATM/NOC/2016/294/153-55..... dated 23-12-2016

R. The Promoter has opened a separate account in Branch Kalka ji of HDFC Bank for the purpose as provided in sub-clause (D) of clause (I) of sub-section (2) of section 4.

S. The Allottee(s), being aware of the Project and details given in the advertisements about the Project made by the Promoter and/or on visiting the model of the Unit/ Building, has applied for allotment and to purchase a Unit (hereinafter referred to as the 'Unit') in the Project vide his/her/their/its application dated..... The allottee(s) has also deposited a sum of Rs..... (in words Rupees.....) as an advance payment/ booking amount including application fee and agrees to make timely and complete payments of the remaining sale price as well as other dues under this Agreement as per terms and conditions of this Agreement.

T. The Allottee has applied for an unit in the Project vide application dated and has been allotted unit no. having carpet area of square mts and square feet, on floor in [Phase 1] , as permissible under the applicable law and of pro rata share in the common areas as defied under clause (n) of section 2 of the Act (hereinafter referred to as the "Unit" more particularly described in Schedule-4 and the floor plan of the unit is annexed hereto and marked as Schedule-3.

U. 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

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knowledge of the all laws, rules, regulations, notifications etc. applicable to the Project.

V. 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;

W. 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 hereby agrees to purchase the [Unit] as specified in para S

NOW THIS AGREEMENT WITNESSETH AND THE PARTIES HERETO MUTUALLY AGREE ON FOLLOWING TERMS AND CONDITIONS, NAMELY:-

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 and receive the Unit / Plot/ Unit as specified in para "T"
- 1.2 The Total Price for the Unit based on the carpet area /Saleable area is Rs..... (in words Rupees..... only) ("Total Price")

(Give break-up and description):

Unit no. ...	Amount (in Rs)
Floor.....	
Carpet area _____ sq.m	
tr / _____ Sq.ft	
Saleable Area _____	
sq.mtr / _____ Sq.ft.	
Basic Sale Price _____	
per sq.mtr	
PLC	
External Development	
Charges@ _____ per	
sq.mtr	

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Electricity & Power Backup Charges _____	
Interest Free Maintenance Security Deposit _____	
Pre Paid Meter Charges	
Total Price (in Rupees)	-----

Explanation:

- (i) The Total Price above includes the booking amounts of Rs..... (Rupees.....) paid by the allottee to the Company towards the Unit as mentioned in Para 'T'.
- (ii) The Total Price above excludes Taxes (GST or any other taxes) which may be levied, in connection with the Project.
The allottee will be liable to pay GST or any other taxes extra as applicable on actual basis on each instalment payable.

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:

- (iii) The Promoter shall periodically intimate to the Allottee(s), the amount payable as stated in (i) above and the Allottee(s) shall make payment demanded by the Promoter within the time and in the manner specified therein.
- (iv) The Total Price of Unit/ Plot/Unit includes price of land, construction of, not only the Unit but also, the common areas, internal development charges, external development charges, taxes(excluding GST or any other similar taxes as explained in point (ii) above), cost of providing electric wiring, electrical connectivity to the unit, lift, water line and plumbing, finishing with paint, flooring, fire detection and fire-fighting equipment in the common areas (As defined in Schedule 5), maintenance charges as per Terms No.11 etc. and includes cost for providing all other facilities, amenities and specification to be provided within the Unit and the Project (As defined in Schedule 5).
- 1.3 The Total Price is escalation free, save and except increases which the Allottee(s) hereby agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent

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authority, from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee(s) for increase in development charges, cost/charges imposed by the competent authorities, the Promoter shall enclose the said notification/ order/ rules/ regulations to that effect along with the demand letter being issued to the Allottee(s), which shall only be applicable on subsequent payments:

Provided that if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority, as per the Act, the same shall not be charged from the Allottee.

- 1.4 As mentioned in para 'S' above, the Promoter has already received an advance/ booking amount from the Allottee(s) a sum of Rs./- (Rupees only) out of the total price of Rs. and the Allottees(s) agrees and undertakes to pay the balance amount of Rs. plus taxes / GST of the total price strictly in accordance with the payment plan given below:-

(1) Construction Linked Payment Plan:

S.No.	Activity	Particulars
1.	On Application / Token	
2.	Booking Amount / On Allotment	10% (less application money) of basic price
3.	On Start of excavation	7.5% of basic price
4.	On Start of 1 st basement slab	7.5% of basic price
5.	On Start of 2 nd basement slab	7.5% of basic price
6.	Ground floor slab casting	7.5% of basic price
7.	3 rd floor slab casting	10 % of basic price
8.	5 th floor slab casting	10 % of basic price
9.	7 th floor slab casting	10% of basic price
10.	On completion of structure	10% of basic price
11.	On Start of brick work	5 % of basic price
12.	On Start of Electrical / plumbing work	5 % of basic price
13.	External development	5% of basic price + other charges
14.	On offer of Possession/Registration Which ever is earlier	5% of basic price

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OR

(2) DOWN PAYMENT PLAN (Rebate of 15% on BSP)

- 1) On application
- 2) Within 15 days of Application/ booking price 10% (less application money) of basic
- 3) Within 45 days of booking & execution of Agreement. 10 % of basic price
- 4) Within 90 Days of booking 75 % of basic price + other charges.
- 5) On offer of possession/ Registration 5% of basic price

OR

(3) Installment Linked Plan

- 1) On Application
- 2) Within 15 days of Application/Booking. 10% (Less application money) of basic price
- 3) Within 45 days of booking and execution Of Agreement. 10% of basic price.
- 4) 30 Monthly equal installment 2.5% of basic price + other charges.
- 5) On Offer of Possession/Registration 5% of basic price

OR

(4) 30: 65:05 Payment Plan (Sub-Vention Scheme)

- 1) On Application
- 2) Within 15 days of Application/Booking. 10% (Less application money) of basic price
- 3) Within 60 days of booking and execution Of Agreement. 20 % of basic price.

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- 4) As per Construction 65 % of basic price + other charges.
5) On Offer of Possession/Registration 5% of basic price

Note: GST / Taxes are to be paid at each instalment by the Allottee in addition to the amount mentioned above

- 1.5 The Promoter may allow, in its sole discretion, a rebate for early payments of instalments payable by the Allottee.

- 1.6 It is agreed that the Promoter shall not make any major addition and alteration in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described herein at Schedule '5' and Schedule '6' in Phase-1 in respect of the Unit/ Plot/Unit without the previous written consent of the Allottee(s) as per the provisions of the Act.

Provided that the Promoter may make such minor additions or alterations as may be required as per the provisions of the Act in Phase-1.

- 1.7 The Promoter shall confirm the final carpet area that has been allotted to the Allottee after construction of the building is complete and the occupancy certificate granted by the competent authority, by furnishing details of the changes, if any in the carpet area. The Total Price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is reduction in the carpet area than the Promoter shall refund the excess money paid by Allottee within 45 days with interest from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area, of the carpet area of the Unit/Unit, allotted to the Allottee, the Promoter may demand that from the Allottee as per the next milestone of the Payment Plan as provided in this Agreement. All these monetary adjustments shall be made at the same rate per square feet as agreed in Term No.1.2 above.

- 1.8 Subject to Term No. 9.3 the Promoter agreed and acknowledges, the Allottee shall have the right to the Unit/ Plot/Unit as mentioned below:

- (i) The Allottee(s) shall have exclusive ownership of the Unit;
- (ii) The Allottee(s) shall also have undivided proportionate ownership and share in the common areas. Since the share/ interest of Allottee(s) in the common areas is indivisible 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. It is clarified that the Promoter shall handover the common areas to the Maintenance Society after duly obtaining the completion certificate from the competent authority as provided in the Act; It is clarified that Limited common areas and facilities as defined in Schedule -7 do not form part of such common areas.

- (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 (excluding GST or other similar taxes), cost of providing electric wiring, electrical connectivity to the Unit/Unit, lift, water line and plumbing, finishing with paint flooring, fire detection and fire-fighting equipment in the common areas as defined in Schedule 5, maintenance charges as per Term No.11 etc. and includes cost for providing all other facilities, amenities and specification to be provided within the Unit and the Project as defined in Schedule-5;
- (iv) The Allottee has the right to visit the Project site to assess the extent of development of the Project and his Unit.

1.9. The whole project will be developed in Phases. Out of total land of 27985 sq mts, for the first phase land of 14570 sq. mts will be used and the balance vacant land will be utilised by the Promoter for the future phases. Phase-1 of the Project shall be a self-contained Project having facilities and amenities as mentioned in Schedule-5.

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

1.11 The Allottee has paid a some of Rs.----- (Rupees-----only) as booking amount being part payment towards the Total Price of the Unit at the time of application the receipt of which the Promoter hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the Unit/ Plot/Unit as prescribed in the payment plan at Term No.1.4 above as may be demanded by the Promoter within the time and manner specified therein.

Provided that if the Allottee(s) delays in payment towards any amount which is payable, he shall be liable to pay interest as mentioned in definition at the rate prescribed in the Rules.

1.12 The Allottee shall have the right to use the Common Areas and Facilities as per the terms and conditions given herein.

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- (a) Use of the Common Areas and Facilities shall be subject to timely payment of maintenance charges and the Allottee agrees that in the event of any negligence or failure to pay maintenance charges on or before due date, the right to use such Common Areas and Facilities may be restricted without notice.
- (b) In addition to the above, though not forming a part of computation of Unit Super Area/Carpet area, the Allottee shall have the ownership of the undivided proportionate share in the land underneath the Project (Land of Phase 1), subject to the rights of the Promoter to undertake further construction/development on the Project Land as may be permissible.

It is clarified that Limited common areas and facilities as defined in Schedule -7 do not form part of such common areas.

- 1.13 The Allottee hereby agrees to execute from time to time all the documents, Agreement(s), applications, papers, documents, Tripartite Maintenance Agreement, Electricity Agreement and other relevant papers and agreement(s), by whatsoever name called, as per the Promoter's format as and when called upon by the Promoter to do so. The Allottee further agrees to do all acts, deeds and things as Promoter may require in the interest of the Project and the Unit. In case of joint Allottee, any document signed/accepted/acknowledged by any one of the Allottee shall be binding upon the other Allottees.
- 1.14 The Allottee agrees and understand that the Sale Consideration mentioned in this Agreement is inclusive of cost of providing electric cable upto the distribution board in each unit but does not include switches, fittings, fixtures, geysers, etc. which shall be got installed by the Allottee at the Allottee's own cost. If, however, due to any subsequent legislation/Government order or directives or guidelines or if deemed necessary by the Promoter or any of its nominees, additional fire safety measures are undertaken, then the Allottee agrees to pay the additional expenditure incurred thereon on a pro rata basis along with other Allottees as determined by the Promoter in its absolute discretion.
- 1.15 The Allottee agrees that the Promoter shall have the first charge/lien on the Unit for the recovery of all its dues payable by the Allottee under this Agreement and such other payments as may be demanded by the Promoter from time to time. Further the Allottee agrees that in the event of Allottee's failure to pay such dues as afore-stated, the Promoter will be entitled to enforce the charge/lien by selling the Unit to recover and receive the outstanding dues out of the sale proceeds thereof.

The Allottee understands and agrees that under no circumstances shall, the

payments made under this Agreement, be construed or deemed to create, in any manner whatsoever, a lien on the Unit in favour of the Allottee. The Allottee clearly understands that for ultimate conveyance of the Unit in favour of the Allottee, due and faithful performance by the Allottee of all its obligations agreed and undertaken herein is necessary.

- 1.16 As the project will be developed in Phases, the allottee does not have any objection and has given his unconditional consent in case the promoter makes changes in the sanction/layout plan in future or undertakes any additional construction activity for future phases & allottee will not be entitled to claim any compensation in relation to the same.

2. Mode of payment

Subject to the terms of the agreement and the Promoter abiding by the construction milestones, the Allottee shall make all payments, on written demand by the Promoter, within the stipulated time as mentioned in the payment plan at Term No. 1.4 above through account payee cheque/ demand draft/ banker's cheque or online payment (as applicable) in favor of 'BHUMIKA ENTERPRISES PVT LTD' payable at New Delhi/Udaipur. The date of credit into the above account shall be deemed to be the date of payment. However, Promoter shall not be bound to send reminders of payments to the Allottee.

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES:

- 3.1 The Allottee, if residence 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 thereunder 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 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 regard to matters specified in Term 3.1 above. The Allottee shall keep the Promoter fully indemnified and harmless in this regards. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be

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the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any, under the applicable laws. The Promoters shall not be responsible towards any third party making payment/remittances on behalf of Allottee and such third party shall not have any right in the application/allotment of the said Unit/Plot/Unit apply for herein in any way and the Promoters shall be issuing the payment receipts in favor of the Allottee only.

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

The Allottee authorized the Promoter to adjust/ appropriate all payments made by him/ her under any head of dues against lawful outstanding of the Allottee against the Unit/Plot/Unit, if any, in his/ her name and the Allottee undertakes not to object/ demand/ direct the Promoter to adjust his/her payments in any manner.

5. **TIME IS ESSENCE :**

The Promoter shall abide by the time schedule for completing the Project as disclosed at the time of registration of the Project with the Authority and towards handing over the Unit to the Allottee and the common areas to the Maintenance Society or the competent authority, as the case may be.

6. **CONSTRUCTION OF THE PROJECT:**

The Allottee has seen the proposed layout plan, specifications, amenities and facilities of the Unit 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 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 abide by the plans approved by the competent authorities and shall also abide by the bye-laws, FAR, and provisions prescribed by the relevant building bye-laws.

7. **POSSESSION OF THE UNIT / PLOT/UNIT:**

- 7.1 **Schedule for possession of the said Unit of Plot/ Unit**—The Promoter agrees and understands that timely delivery of possession of the Unit to the Allottee and the common areas to the Maintenance Society or the competent authority, as the case may be, is the essence of the Agreement. The Promoter assures to handover possession of the Unit along with complete common areas with all specifications, amenities and facilities of the Project in place on or before March 2021, unless there is delay or failure due to war, flood, drought, fire, cyclone earthquake or any other calamity effecting the regular development of the real estate project ("*Force Majeure*"). If, however, the completion of Project is delayed due to the *Force Majeure* conditions then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Unit, provided that such *Force Majeure* conditions are not of a nature which make 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 project due to *Force Majeure* conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee(s) the entire amount received by the Promoter from the Allottee with Interest within forty-five days from that date.. After refund of the money paid by the Allottee, the Allottee agreed 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 occupancy certificate from the competent authority shall offer in writing the possession of the Unit/ Plot/Unit, to the Allottee(s) in terms of this Agreement to be taken within 2 (two) months from the date of issue of occupancy certificate. Provided that, in the absence of local law, the conveyance deed in favour of the Allottee shall be carried out by the Promoter within three months from the date of issue of occupancy certificate. 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. The Allottee(s), after taking possession, agree(s) to pay the maintenance charges as determined by the Promoter/ Maintenance Society, as the case may be, after the issuance of completion certificate for the Project. The Promoter shall handover the occupancy certificate of the Plot/Project/Unit, as the case may be, to the Allottee at the time of conveyance of the same.

7.3 Failure of Allottee to take possession of Unit-Upon receiving a written intimation from the Promoter as per Term No. 7.2 above, the Allottee(s) shall take possession of the Unit from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement and the Promoter shall give possession of the Unit to the Allottee(s). In case the Allottee(s) fails to take possession within the time provided as per Term No. 7.2 above, such Allottee shall continue to be liable to pay maintenance charges as specified under Term No. 7.2 above.

7.4 Possession of the Allottee-After obtaining the occupancy certificate and handing over physical possession of the Unit to the Allottee, it shall be the responsibility of the Promoter to handover the necessary documents and plan, including common areas to the Maintenance Society or the competent authority, as the case may be, as per the local laws:

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

Provided that where the Allottee(s) proposes to cancel/withdraw from the Project without any fault of the Promoter, the Promoter herein is entitled to forfeit the 10 % of Total SALE Consideration paid for the allotment. The balance amount of money paid by the Allottee(s) shall be returned by the Promoter to the Allottee(s)

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- 7.6 **Compensation** –The Promoter shall compensate the Allottee incase of any loss, caused to him due to defective title of the land, on which the Project is being developed or has been developed, in the manner as provided under the Act

Except for occurrence of a Force Majeure event, if the Promoter fails to complete or is unable to give possession of the said Unit (i) in accordance with the terms of this Agreement, duly completed by the day specified in Term No. 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, in case the Allottee wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the Plot/Unit, with Interest including compensation in the manner as provided under the Act

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

The Allottee undertakes to join and become a member of any Association/Society of owners of units in the Project as may be formed by the Promoter on behalf of all such owners and to pay any fees, subscription charges thereof and to complete such documentation and procedural formalities as may be deemed necessary for such purpose by the Promoter.

8. **REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:**

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

- (i) The Promoter has absolute, clear and marketable title with respect to the said Land and the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said Land for the Project;
- (ii) The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the Project;
- (iii) There are encumbrances upon the said Land or the Project as on date;
 - (a) RIICO
 - (b) AU Financers (India) Limited
- (iv) There are no litigations pending before any Court of law or Authority with respect to the said Land, Project or the Unit;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and Unit are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has been

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and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, Unit and common areas;

- (vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee(s) created herein, may prejudicially be affected;
- (vii) The Promoter has not entered into any agreement for sale and/or development agreement with respect to the said Land, including the Project and the said Unit which will, in any manner, affect the rights of Allottee(s) under this Agreement;
- (viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Unit to the Allottee(s) in the manner contemplated in this Agreement;
- (ix) At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the Unit to the Allottee(s) and the common areas to the Maintenance Society;
- (x) The Schedule Property 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 Schedule Property;
- (xi) The Promoter has 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 said Project to the competent authorities till the completion certificate has been issued and possession of the Unit along with common areas (equipped with all the specifications, amenities and facilities as defined in Schedule _____) has been handed over to the Allottee and the Maintenance Society or the competent authority, as the case may be;
- (xii) No notice from the Government or any other local body or authority or any legislative enactment, government order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Promoter in respect of the said Land and/or the Project.

9. EVENTS OF DEFAULTS AND CONSEQUENCES :

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 /Flat/Unit to the Allottee(s) within the time period specified in Term No. 7.1 above in this Agreement or fails to complete the Project within the stipulated time disclosed at the time of registration of the Project with the Authority. For the purpose of this clause, 'ready to move in possession' shall mean that the Unit or Flat/Unit shall be in a condition which is complete in all respects including the provision of all specifications, amenities and facilities, as defined in Schedule _____ 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 to the following:-

- (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 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/Unit, along with interest 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/ Plot/Unit, which shall be paid by the Promoter to the Allottee within forty-five days of it becoming due.

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

- (i) In case the Allottee(s) fails to make payments for as per the payment plan stated above, the Allottee(s) shall be liable to pay Interest to the Promoter on the unpaid amount.
- (ii) In case of default by Allottee under the conditions listed above continues for a period beyond 1month after notice from the Promoter in this regard, the Promoter may cancel the allotment of the Unit in favour of the Allottee(s) and refund the money paid to him by the Allottee(s) by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated :

10. CONVEYANCE OF THE SAID UNIT/ PLOT/UNIT

The Promoter, on receipt of Total Price of the Unit/ Plot/Unit as per Term No.1.2 under the Agreement from the Allottee shall execute a conveyance deed and convey the title of the Unit/ Plot/Unit together with proportionate indivisible share in common areas within three months from the date of issuance of the occupancy certificate and the completion certificate, as the case may be, to the Allottee:

Provided that, in absence of local law, the conveyance deed in favour of the Allottee shall be carried out by the Promoter within three months from the date of issue of occupancy certificate.

Provided further that, in case the Allottee(s) fails to deposit the stamp duty, registration charges within the period mentioned in the demand notice, letter, the Allottee(s) authorizes the Promoter to withhold registration of the

conveyance deed in his/her favour till payment of stamp duty and registration charges to the Promoter is made by the Allottee(s).

- 11. MAINTENANCE OF THE SAID BUILDING/ PROJECT/UNIT:**
- 11.1** The Promoter shall be responsible for providing and maintaining the essential services in the Project, till the taking over of the maintenance of the Project by the Maintenance Society upon the issuance of the completion certificate of the Project. The cost of such maintenance has been included in the Total Price of the Unit. The Allottee agrees that it shall be mandatory to execute Tripartite Maintenance Agreement, with the Maintenance Agency or any other nominee/agency, as may be appointed by the Promoter from time to time for the maintenance and upkeep of the Unit/Project. The Allottee also understands and agrees that the execution of the Tripartite Maintenance Agreement is a pre-condition for conveyance of the Unit in favour of the Allottee. The Allottee further undertakes to abide by the terms and conditions of the Tripartite Maintenance Agreement and to pay promptly all the demands, bills, charges as may be raised by the Maintenance Agency from time to time. It is further agreed between the Promoter and the Allottee (s) that in case the booking of the project is 51% or more, the maintenance agency for maintenance of the Project/ Unit shall be formed with the participation of Occupant Welfare Association (OWA) of the Project.
- 11.2** The Maintenance Charges shall be recovered on such estimated basis which may also include the overhead cost on monthly intervals as may be decided by the Maintenance Agency. The estimates of the Maintenance Agency shall be final and binding on the Allottee. The Allottee agrees and undertakes to pay the maintenance bills on or before due date as intimated by the Maintenance Agency. It is clearly understood by the Allottee that the payment of Maintenance Charges is over and above the Sale Consideration of the Unit.
- 11.3** In order to secure adequate provision of the maintenance services and due performance of the Allottee in paying promptly the maintenance bills and other charges as raised by the Maintenance Agency, the Allottee agrees to deposit, as per the payment plan as mentioned in para 1.4 above and to always keep deposited an interest free maintenance security deposit ("IFMSD") with the Maintenance Agency.
- 11.4** As and when any plant and machinery within the Project/Unit, as the case may be, including but not limited to lifts, DG sets, electric sub-stations, pumps, firefighting equipment, any other plant/equipment of capital nature etc. require replacement, up gradation, additions etc. the cost thereof shall be contributed by all the Allottees in the Project, on pro-rata basis of carpet area. The Maintenance Agency shall have the sole authority to decide the necessity of such replacement, up gradation, additions etc. including its timings or cost thereof and the Allottee agrees to abide by the same. The Allottee shall also make contribution to the sinking fund, if any, in the Project.

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12. DEFECT LIABILITY:

It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Promoter as per this Agreement relating to such development is brought to the notice of the Promoter within a period of five years by the allottee from the date of handing over possession, it shall be the duty of the Promoter to rectify such defects without further charge, within thirty days, and in the event of Promoter's failure to rectify such defects within such time, the aggrieved Allottee(s) shall be entitled to receive appropriate compensation in the manner as provided under the Act.

13. RIGHT TO ENTER THE UNIT FOR REPAIRS:

The Promoter/ Maintenance Society shall have rights 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/ Maintenance Society to enter into the Unit/ Plot 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.

14. USAGE:

Use of Basement(s) and service areas: - The basement & service areas, if any, as located within the 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, fire fighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee(s) shall not be permitted to use the services areas and the basements in any manner whatsoever. It is further clarified that Basements and Service Areas form part of "Limited Common Areas And Facilities" as per Schedule 7.

15. GENERAL COMPLIANCE WITH RESPECT TO THE UNIT:

15.1 Subject to Term 1.4 above, the Allottee(s) shall, after taking possession, be solely responsible to maintain the said 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 said building Unit/ Plot, 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 said Unit/ Plot, and keep the said Unit/ Plot, its walls and partitions, sewers, drains, pipes and appurtenances thereto or belonging thereto in good and tenantable 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.

15.2 The Allottee 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 Project, building therein or any common areas. The Allottee

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. Further the Allottee shall not store any hazardous or combustible goods in the Unit/ Plot or place any heavy material in the common passages or staircase of the building. The Allottee shall also not remove any wall, including the outer and load wall of the Unit/ Plot.

15.3 The Allottee shall plan and distribute its electric load in conformity with the electric systems installed by the Promoter and thereafter the Maintenance Society and/or maintenance agency appointed by the Maintenance Society. The Allottee shall be responsive for any loss or damages arising out of breach of any of the aforesaid conditions.

15.4 The Allottee shall not use the Unit for any purpose other than for the purposes provided under this Agreement and shall use the same in a manner that does not cause nuisance or annoyance to other occupants of the Project. Use of the Unit shall not be against public policy or for any unlawful, illegal or immoral purposes or for any temporary or permanent storage of any hazardous, toxic, combustible or inflammable materials and chemicals regardless of the occupation, business enterprise or trade of the Allottee/occupant. The Allottee or the occupant shall not do or permit anything to be done within or around the Unit for any purpose which is likely to cause any damage to any flooring, wall or ceiling of the Unit or to any unit above, below or adjacent to the Unit or anywhere in the Project or which in any manner interferes with or obstructs the use of spaces, passages, corridors or other amenities available for common use and common purposes. The Allottee hereby agrees and confirms to indemnify the Promoter against any penal action and liability, damage or loss due to misuse for which the Allottee/occupant shall be solely liable and responsible under Applicable Law and equity. If the Allottee uses or permits use of the Unit for any purpose other than as stated herein or otherwise for any illegal or unlawful purpose, the Promoter shall be entitled to cancel this Agreement and repossess the Unit besides pursuing such other remedies as may be available to the Promoter under Applicable Law.

(a) The Allottee agrees not to fix or install air conditioners or heating units or any other equipment in the Unit (except at designated places in the Unit for such installation, provided such places for equipment installations are specified and permitted by the Promoter) or anything that in any manner alters, changes or otherwise modifies the external façade of the Unit/Project.

(b) The Allottee agrees not to fix or install any antenna on the roof top or terraces or external façade of the Project except by the prior written sanction of the Promoter and at only such places as may be earmarked by the Promoter for such purpose.

(c) The Allottee shall take prior written permission from the

Promoter/Maintenance Agency about all interior works proposed to be undertaken inside the Unit. The Allottee shall adhere to all fire and other safety regulations including the structural integrity of the building in which Unit is situated and shall not exceed electrical loads beyond the allocated limits. The Promoter reserves its right to inspect all interior works and may where required, direct and require the Allottee to undertake such modifications or changes in the interior works as may be necessary to ensure compliance with this clause. Failure of the Allottee to abide by this clause or to meet any directions or requirements of the Promoter in this regard shall be deemed to mean an Event of Default within the meaning of this Agreement.

- (d) Allottee further agrees and undertakes that he/she /it shall not use the Unit/premises for the following activities without written permission from the Promoter. The list of activities is mentioned hereinbelow:
- (v) Sale, consumption or storage of Liquor
 - (vi) Running Restaurant/ sale or storage of any food product or any activity involving cooking.
 - (vii) Running / operating / leasing of SPA / Salon / Health Parlor/ Gymnasium

15.5 THE ALLOTTEE FURTHER AGREES AND UNDERTAKES TO ABIDE BY THE TERMS & CONDITIONS AS ENUMERATED BELOW BETWEEN RAJASTHAN STATE INDUSTRIAL DEVELOPMENT AND INVESTMENT CORPORATION (RIICO) AND PROMOTER (BHUMIKA ENTERPRISES PRIVATE LIMITED) :

- (a) That the Allottee shall be bound by all the provisions of the lease agreement (or any supplementary lease agreement) between the Promoter and RIICO for the plot of land on which the project is being built.
- (b) That the provision of the RIICO (Disposal of Land) Rules, 1979, as amended from time to time, shall be applicable on the Allottee.
- (c) That the Allottee shall severally liable for payment of all the charges/dues of RIICO time to time such as economic rent, service charges, fire service charges, etc.
- (d) That the Allottee shall carry out only non polluting activity and shall not carry on any illegal activity on the said plot.
- (e) That any subsequent transfer shall be subject to the condition that the subsequent transferee / allottee shall also abide by the terms and conditions of the Lease Agreement between RIICO and the Promoter.

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16 COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:

The Parties are entering into this Agreement for the allotment of a Unit/ Plot with the full knowledge of all laws, rules, regulations, notifications applicable to the Project.

The Allottee hereby undertakes to comply with and carry out, from time to time after taking possession of the Unit or execution of Conveyance Deed, whichever is earlier, all the requirements, requisitions, demands and repairs which are required by any Applicable Law or any Local Authority in respect of the Unit/Project at his/her own cost and keep the Promoter indemnified, secured and harmless against all costs, consequence and all damages, arising on account of non-compliance with the said requirements, requisitions, demands and repairs.

17 ADDITIONAL CONSTRUCTIONS:

As the Project is being developed in phases, the Promoter shall carry out additional construction on the aforesaid land, however the same shall be only after taking requisite approvals from the competent authorities. The allottee shall have no objections to such additional construction once approved by the competent authorities.

18 PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:

After the Promoter executes this Agreement he shall not mortgage or create a specific charge on the said Unit and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee(s) who has taken or agreed to take such Unit/ Plot/ Building/Unit.

19. 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 BADGAON DISTRICT UDAIPUR as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver 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 serve a notice to the Allottee(s) for rectifying the default, which if not rectified within 10 (ten) days from the date of its receipt by the Allottee(s), application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee(s) in connection therewith including the booking amount shall be returned to the Allottee(s) without any interest or compensation whatsoever.

20. ENTIRE AGREEMENT:

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

Two copies of this Agreement shall be executed and both the Promoter and the Allottee shall keep one copy each. Both the counterparts of the Agreement shall be treated as original.

21. RIGHT TO AMEND:

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

22. PROVISIONS OF THIS AGREEMENT APPLICABLE ALLOTTEE/SUBSEQUENT ALLOTTEES:

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

23. WAIVER NOT A LIMITATION TO ENFORCE:

23.1 The Promoter may, at least solve option and discretion, without prejudice to its rights as said out in this Agreement waive the breach by the Allottee in not making payments as per the payment plan mentioned this Agreement including waving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee 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.

23.2 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.

24. 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

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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.

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

Wherever in this Agreement it is stipulated that the Allottee(s) has to make any payment, in common with other allottees in the Project, the same shall be the proportion which the carpet area of the Unit/ Plot/Unit bears to the total carpet area of all the Units/Plots/Units in the Project.

26. 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.

27. 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, in ----- after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar at BADGAON DISTRICT UDAIPUR. Hence this Agreement shall be deemed to have been executed at UDAIPUR.

28. NOTICES:

All the notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by registered post at their respective addresses specified below:-

M/s Bhumika Enterprises Pvt. Ltd.	Allottee(s) name
Address : 19, Community Center, 1st Floor, East of Kailash, New Delhi - 110020	Address.....

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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 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.

29. 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).

30. SAVINGS:

Any application, letter, allotment letter or any other document signed by the allottee, in respect of the unit, plot or building/Unit, as the case may be, prior to the execution and registration of the agreement for sale for such unit, plot or building/Unit as the case may be, shall not be construed to limit the rights and interests of the allottee or the Promoter under the agreement for sale, under the Act, the rules or the regulations made thereunder.

31. 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 Act, rules and regulations made thereunder including other applicable laws of India for the time being in force.

32. INSURANCE OF THE UNIT/PROJECT:

The structures comprising the Project, in which the Unit is located may be insured against fire, earthquake, riots and civil commotion, terrorism, etc., by the Promoter/Maintenance Agency on behalf of all the unit owners in the Project upto the date of handing over. However, all the personal belongings, fixtures and valuables whatsoever of the Allottee contained in the Unit shall be insured by the Allottee at its own cost. The cost of insuring the building structure shall be recovered from the Allottee as a part of total Maintenance Charges and the Allottee hereby agrees to pay the same. The Allottee shall not do or permit to be done any act or thing which may render void or voidable the insurance of any Unit or any part of the construction/buildings comprising the Project or cause increase in the premium to be paid in

respect thereof in which event the Allottee shall be solely responsible and liable.

33. RAISING FINANCE BY THE ALLOTTEE:

That the Allottee, after allotment of the Unit, may at its option raise finance or loan for purchase of the Unit. However getting the loan sanctioned and disbursed shall be the obligation of the Allottee. In the event of the Allottee's loan not being sanctioned/disbursed or the same gets delayed for any reason whatsoever, the payment to the Promoter as per payment plan opted by the Allottee shall not be delayed by the Allottee. The Allottee confirms and agrees that delay in sanction/disbursement or non-sanction of the loan to the Allottee shall not be a ground for delay in payment of the outstanding dues by the Allottee to the Promoter, and any such delays may result in levy of interest by the Promoter or cancellation of allotment as per the terms of this Agreement. Further for the Allottee, who has opted for long term installment payment plan arrangement with any financial institutions/banks, the Conveyance Deed of the Unit in favour of the Allottee shall be executed only upon the Promoter receiving no objection certificate (NOC) from such financial institutions/bank. It has been agreed and undertaken by the Allottee that the Promoter shall not have any financial obligation/liability towards such financial institutions/banks etc. and the Allottee shall always keep the Promoter fully indemnified and harmless against the same.

The Allottee understands and agrees that under no circumstances shall, the payments made under this Agreement, be construed or deemed to create, in any manner whatsoever, a lien on the Unit in favour of the Allottee. The Allottee clearly understands that for ultimate conveyance of the Unit in favour of the Allottee, due and faithful performance by the Allottee of all its obligations agreed and undertaken herein is necessary.

34. Bank Loan Repayment Liability (Applicable/ Not Applicable)

That it has been fully understood and accepted by the Allottee that the Bank loan financed by the Bank would be repaid exclusively by him in the form of agreed and accepted monthly EMI and besides that the Allottee shall also be exclusively responsible and liable to pay the applicable interest and penalties what-so-ever imposed and demanded by the Bank from time to time, in pursuance of the terms and conditions of the Loan financing agreements, executed by the Allottee with the Bank.

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35. LEASING ARRANGEMENT (IF APPLICABLE):

At the request of the Allottee, the Promoter agrees to put the Unit, individually or in combination with other adjoining units, on lease, for and

on behalf of the Allottee, from the date of signing of this Agreement. The Allottee has clearly understood the general risks involved in giving any premises on lease to third parties and has undertaken to bear the said risks exclusively without any liability whatsoever on the part of the Promoter. It is further agreed that:

- (a) The Allottee shall execute documents as and when necessary and as may be desired by the Promoter in this connection without any objection or demur.
- (b) The Promoter shall have the authority to negotiate and finalize the leasing arrangement in respect of the Unit, individually or in combination with other adjoining units, with any suitable tenant/s, for whatever period and for whatever rent and with whatever conditions as may be negotiated by the Promoter with the intending lessee(s) and as may be thought fit and appropriate by the Promoter and to execute the lease with the said intending lessee in its own name or on behalf of the Allottee for which the Allottee has vested the Promoter with all the powers and rights which shall not be questioned by the Allottee subsequently.
- (c) The Promoter shall also have the authority to negotiate, finalize and execute the renewals of the existing leases and the subsequent leases of the Unit with the existing/ new tenant(s) on behalf of the Allottee at the cost and expense of the Allottee, including any brokerage to be paid in respect of the same, and to get registered such renewals/ fresh leases on behalf of the Allottee at the cost and expense of the Allottee. The rent, period and other terms and conditions of such renewals/ fresh leases will be as may be the outcome of negotiations conducted by the Promoter with the existing/new tenant(s) and the Allottee shall not raise any objection in respect of the same. The Promoter shall be authorized to appear before any competent authority and to lodge any lease document in respect of the Unit for registration at the cost and expense of the Allottee in accordance with the terms agreed in the lease document for which the Allottee hereby authorizes the Promoter.
- (d) During the tenure(s) of the lease(s) as well as during the intervening gaps, the Unit shall be deemed to be in legal possession of the Allottee. However, the Allottee shall not demand or claim physical possession of the Unit till it is on lease.
- (e) The Promoter shall not be responsible for any defaults, including non-payment of rent and other dues and similar such breaches by the lessees and the Allottee shall be solely responsible for the same.
- (f) The Promoter shall not be responsible for any damage caused by any lessee to the Unit.

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- (g) The lease document will stipulate payment of maintenance and other such charges by the lessee(s) during the period of the lease(s) to the Promoter/Maintenance Agency. However, in the event of non-payment or delayed payment of such charges by the lessee(s), the ultimate responsibility of the payment of the same shall be that of the Allottee and the Promoter reserves the right to adjust the same from the rent to be remitted to the Allottee.
- (h) The Allottee shall be entitled to sell the Unit only upon obtaining a NOC from the Promoter subject to the new assignee/ transferee agreeing to abide by the terms and conditions of this Unit Buyer Agreement, Maintenance Agreement and the Lease Agreement in force.
- (i) The Allottee agrees and undertakes to get done the interior fit outs of the Unit as per requirement of Lessee.
- (j) Rental Security Deposit that may be provided by the lessee in pursuance to the terms of any lease agreement executed by it with the Promoter in respect of the Unit will be passed on to the Allottee which shall be refunded by the Allottee immediately and without any demur upon expiry/determination/termination of the lease or when the said Security Deposit is to be adjusted against any type of monetary default by the lessee.
- (k) Till monthly maintenance and other charges in respect of the Unit (as stipulated hereinabove) are paid by the lessee of the Unit, the same will not be billed by the Promoter/Maintenance Agency to the Allottee. Monthly Maintenance Charges shall become payable by the Allottee to the Promoter/Maintenance Agency from the date the Unit falls vacant either due to expiry of the lease or its earlier termination/determination or its premature vacation, legal or illegal, by any lessee(s). Payment/ Deposit of IFMSD is the responsibility of the Allottee. However, if in terms of any lease document/maintenance agreement, the lessee has provided the IFMSD to the Promoter/Maintenance Agency, then, the Allottee will not be required to provide the same to the Promoter/Maintenance Agency till the Unit continues to be on lease. IFMSD shall become payable by the Allottee to the Promoter/Maintenance Agency immediately from the date the Unit falls vacant either due to expiry of the lease or its earlier termination/ determination or for any other reason.

36. AGREEMENT SPECIFIC ONLY TO THE UNIT:

The Allottee agrees that the provisions of this Agreement and those contained in other annexures are specific and applicable to Unit offered for

sale in the Project and these provisions cannot be read in evidence or interpreted in any manner in or for the purpose of any suit or proceedings before any Court(s), Commission, Consumer Disputes Forum(s) or any other judicial forum involving any other Project(s) of the Promoter/its associates/subsidiaries or other bodies in which the Promoter is an interested party.

37. CAPTIONS/HEADINGS:

The captions/headings in this Agreement are for easy reading and convenience and are of indicative nature only and in no way define, limit or describe the scope of this Agreement or the intent of any provision hereof. The true interpretation of any matter/clauses in this Agreement shall be done by reading the various clauses in this Agreement as a whole and not in isolation or in parts or in terms of captions provided.

38. RIGHT TO JOIN AS AN AFFECTED PARTY:

The Promoter shall have right to join as an affected party in any suit/complaint filed before any appropriate court by the Allottee if the Promoter's rights under this Agreement are likely to be affected/prejudiced in any manner by the decision of the court on such suit/complaint. The Allottee agrees to keep the Promoter fully informed at all times in this regard.

39. INDEMNIFICATION:

The Allottee hereby covenants with the Promoter to pay from time to time and at all times the amounts which the Allottee is liable to pay under this Agreement and to observe and perform all the covenants and conditions contained in this Agreement and to keep the Promoter and its directors, staff, agents, representatives, estate and effects, nominees, assignees, including the Maintenance Agency, indemnified and harmless against all or any losses, liabilities, claims, damages or consequences that the Promoter may suffer as a result of non-payment, non-observance, non-performance or breach of any of the covenants, warranties, undertakings, representations, terms and conditions stipulated in this Agreement or of any Applicable Laws by the Allottee. This will be in addition to any other remedy provided in this Agreement and/or available under Applicable Laws. The Allottee hereby accepts and acknowledges to have clearly agreed and understood that this indemnity would cover all acts of commission and omission on the part of occupants, representatives, guests and/or any other person claiming under the Allottee.

40. OTHER GENERAL TERMS:-

- (i) That the Allottee hereby undertakes that he/she/it will not indulge into any activity or do any such act which will bring disreputeto the promoter/association or other occupants, in any manner whatsoever.
- (ii) That the allottee has no right to claim any refund in place of promoter of various securities deposited by the promoter during the time of construction with various Government/ Local authorities for any reason thereof.
- (iii) That the Allotte agrees and undertakes to pay all taxes and cesses, government rates, municipal taxes, property taxes, fees or levies of all and any kind by whatever name called, leviable by the governmental authority on the unit after the date of taking possession of the said unit. If the Unit is assessed separately the Allottee shall pay directly to the Governmental Authority and if the Unit is not assessed separately then the same shall be paid on pro-rata basis and the determination of proportionate share by the association/promoter and demand shall be final and binding on the Allottee.
- (iv) That the promoter will not be held responsible, after the building is handed over to association, for any future mishaps like earthquake, flood, riots, fire or for any calamity caused by nature or for any accident caused due to the machinery installed like transformer, lift, DG set etc
- (v) That the Promoter reserves the right to request the Allottee to provide any additional information or documents, as it may so desire pertaining to the Allottee and the Allottee agrees to furnish such information or documents without any objection whatsoever within the time prescribed by the Promoter.

41. DISPUTE RESOLUTION BY ARBITRATION:

All or any disputes arising out of or touching upon or in relation to the terms of this Agreement or its termination including the interpretation and validity of the terms hereof and the respective rights and obligations of the Parties shall be settled amicably by mutual discussions, failing which the same shall be settled through reference to a sole Arbitrator to be appointed by the Promoter, whose decision shall be final and binding upon the Parties. The Allottee hereby confirms that it shall have no objection to the appointment of such Sole Arbitrator and the Allottee hereby accepts and agrees that this shall not constitute a ground for challenge to the independence or

impartiality of the said Sole Arbitrator to conduct the arbitration. The arbitration shall be governed by the Arbitration and Conciliation Act, 1996 or any statutory amendments/modifications thereto and shall be held at the Promoter's Corporate offices or at a location designated by the said Sole Arbitrator (who shall be a retired Judge of judicial Court of Delhi). The language of the arbitration proceedings and the Award shall be in English. The Award of the Sole Arbitrator shall be final and binding on the Parties. Both the Parties will share the fees of the Arbitrator in equal proportion.

IN WITNESS WHERE OF parties herein above named have set their respective hands and signed this Agreement for sale at Udaipur 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

<i>Passport size photograph (First allottee)</i>	<i>Passport size photograph (Second allottee)</i>	<i>Passport size photograph (Third allottee)</i>
<i>Signature (name) (First Allottee)</i>	<i>Signature(Name) (SecondAllottee)</i>	<i>Signature (Name) (ThirdAllottee)</i>
S		

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

Promoter
For and Behalf of M/S Bhumika Enterprises Pvt. Ltd.
Name
Signature
Designation

--

WITNESSES	
1- Signature	
Name	
Address	
2- Signature	
Name	
Address	

SCHEDULE-1

(Details of land holdings of the Promoter and location of the Project)

Name of Scheme/Colony and City	Plot No.	Area (in Meter)
RIICO Industrial Area, Sukher, Tehsil Udaipur ,City Udaipur .	Plot No F210 to F223	27985 sq mtrs. Out of this land construction of Phase 1 is undertaken on land admeasuring 14570 sq mtrs.

2- The piece and parcel of the plot of land in site is bounded on the:-

In North 18 Mtr Road
In South Service road and NH-8

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In East 18 Mtr Road

In West 18 Mtr Road

And measuring

North to South: 220.16 mtr

East to West: 129.84 mtr

3- Latitude/ Longitude of the end points of the Project

In North .24°38'2.15"N/ 73°42'44.46'E

In South. 24°37'53.98"N/ 73°42'46.00'E

In East . 24°37'59.78"N/ 73°42'48.39'E

In West. 24°37'55.47"N/ 73°42'41.68'E

4- Location Map



SCHEDULE-2
(Lay-out Plan of the Project)

SCHEDULE-3
(Floor Plan of the Unit and Block/ Tower in the Project)

SCHEDULE-4
Description of the Unit

- (i) Unit No. _____;
- (ii) Floor No. _____ of the Building;
- (iii) Carpet Area _____ sq. mtr./ _____ sq ft. and exclusive balcony area of _____ sq. mtr./ _____ sq ft.;
- (iv) Saleable Area _____ sq. mtr./ _____ sq ft.;

SCHEDULE-5
(Specifications, facilities, amenities, which are part of the Unit/ Plot) which shall be in conformity with the Advertisements, Prospectus etc. circulated by the Promoter at time of booking of Units in the Project)

SPECIFICATIONS OF COMMERCIAL SUITES	
ENTRANCE LOBBY AREA (GROUND FLOOR)	
Floor	Natural stone / Vitrified Tiles
Walls	POP punning with Acrylic Emulsion Paint
Ceiling	Oil Bound Distemper
Furnishing	Reception Desk, Sofa Set and Table.
CORRIDOR AREAS	
Floor	Natural stone/Vitrified Tiles
Walls	POP punning with Acrylic Emulsion Paint
Ceiling	False ceiling with Oil Bound Distemper
SUITE	

Floor	Natural Stone/Vitrified/Laminated Wooden Flooring
Walls	POP punning with Acrylic Emulsion Paint
Ceiling	Oil Bound Distemper
Furnishing, Fittings & Gadgets	Mini Dining Counter with 2 stools, Office Table with 3 Chairs(1+2), Sofa Cum Bed, Side Tables, Curtains, Telephone, TV, Electronic Safe, Modular Wardrobe, Iron and Ironing Board, Split AC, Branded Modular switches & sockets with Copper wiring including Light fixture & Fan
	Microwave, Mini Refrigerator, Tea- Coffee Kettle, Pop Up Toaster, Basic Utensils & Crockery
	Door Bell, CCTV Security System, Intercom System.
KITCHENETTE	
Floor	Ceramic tiles upto 2 ft. above counter and Oil Bound Distemper in the balance area
Walls	Natural Stone counter top
Fitting/Fixtures	CP fittings, single bowl stainless steel
TOILET	
WALL	Ceramic tiles up to 7 ft. height + Oil Bound Distemper
Floor	Anti- skit ceramic tiles/ Natural Stone
Geysers and exhausts	BEE rated geysers & exhausts in each toilet
Fitting /Fixtures	Single lever C.P Fittings, EWC, health faucet, wash basin, towel ring, towel rod, soap- dish.
DOORS	
Entrance Door	Seasoned wooden frame with European style hardwood (polished) door shutters
Internal Doors	Skin Moulded European style door shutter.
External Windows	UPVC/Aluminium Sliding/swing glass shutters

SCHEDULE-6

(Specifications, facilities, amenities, internal/external development works etc. which are part of the Project) which shall be in conformity with the Advertisements, Prospectus etc. circulated by the Promoter at time of booking of Units in the Project)

1. Outer development (Plantation drive way etc.)
2. Entrance gate
3. Any other work which may have to be executed in the periphery of, or outside a project for its benefit, as may be provided under the local laws.

SCHEDULE-7
(Limited Common Area and Facilities)

(The Schedules to this Agreement for sale shall be as agreed to between the Parties)

For Bhumika Enterprises Pvt. Ltd.


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