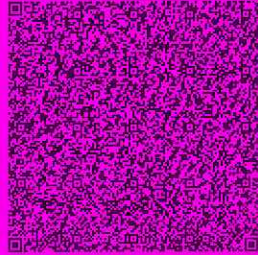
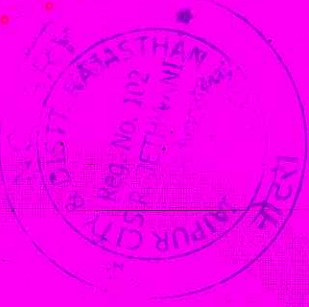


सत्यमेव जयते

INDIA NON JUDICIAL Government of Rajasthan

e-Stamp

Certificate No. : IN-RJ14424922408117P
 Certificate Issued Date : 28-Aug-2017 12:05 PM
 Account Reference : IMPACC (CR)/ rjacimp10/ ALWAR/ RJ-AL
 Unique Doc. Reference : SUBIN-RJRJACIMP1022224401678466P
 Purchased by : SANJAY KUMAR SHARMA
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0 (Zero)
 First Party : SANJAY KUMAR SHARMA
 Second Party : Not Applicable
 Stamp Duty Paid By : SANJAY KUMAR SHARMA
 Stamp Duty Payable : 50
 Surcharge for Infrastructure Development : 10 (Fifty only)
 Surcharge for Propagation and Conservation of Cow : 10 (Ten only)
 Stamp Duty Amount(Rs.) : 70 (Ten only)
 : 70 (Seventy only)



For RS Stenoos Pvt. Ltd

Authorised Signatory

NOTARY PUBLIC
 JAIPUR
 30 AUG 2017
 0003540667

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



AFFIDAVIT CUM DECLARATION

AFFIDAVIT CUM DECLARATION of Mr. Sanjay Kumar Sharma, duly authorized by the Promoter of the proposed project vide its authorization dated 03.06.2017.

I, **Sanjay Kumar Sharma** Son of **Mr. Babu Lal Sharma**, aged 30 years, R/o Village **Dholaplash**, Tehsil **Malakhara**, Alwar (Rajasthan), duly authorized by **M/s. R.S. Stones Private Limited**, promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

- 1) That Agreement for Sale for the project **Fort View Residency** has been prepared on the basis of substance of the performa of Agreement for Sale provided under **Rajasthan Real Estate (Regulation and Development) Rules, 2017 ("Rajasthan RERA Rules")** by customizing the same as per the requirement of our project and the contractual terms offered by us to the customers, while observing the framework of **Real Estate (Regulation and Development) Act, 2016 ("RERA")** and **Rajasthan RERA Rules**.

For RS Stones Pvt. Ltd

Authorized Signatory

ATTESTED

**NOTARY PUBLIC
JAIPUR**

30 AUG 2017

- 2) We undertake that such additions/amendments are not contrary to the provisions of Real Estate (Regulation and Development) Act, 2016 ("RERA") and Rajasthan RERA Rules.
- 3) That if any clause or portion of the Agreement for Sale is declared to be in violation of the RERA and Rajasthan RERA Rules, the same shall be deemed to be non-existent.



For RS Stones Pvt. Ltd

[Signature]

Authorized Signatory
Deponent

Verification

I, **Sanjay Kumar Sharma** Son of Mr.BabuLal Sharma, aged 30 years, R/oVillage Dholaplash, Tehsil Malakhera, Alwar (Rajasthan), do hereby verify that the contents in para No. 1 to3 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Jaipur on this ____ day of August, 2017.

For RS Stones Pvt. Ltd

[Signature]

Authorized Signatory

ATTESTED

[Signature]
NOTARY PUBLIC
JAIPUR

30 AUG 2017

CIN-U45209DL2002PTC116595
PAN : AADCR8602B

R.S. STONES PRIVATE LIMITED

Registered Office : 619/19, Chhattarpur, Main Road, New Delhi-110074
Head Office : Opposite J.S. Fourwheels Motors, Old Delhi Road, Alwar, Rajasthan-301001
Phone : 0144-2370352-353 Website: www.fortviewresidency.com E-mail: info@fortviewresidency.com

ALLOTMENT LETTER

Mr./Ms./Mrs. _____

Date: _____

Co- Appl. _____ (if, any)

Sub: Allotment of Flat/Unit No. _____ in FORT VIEW RESIDENCY.

Dear Sir/Madam,

We refer to your application dated _____, for allotment of a residential Flat in **FORT VIEW RESIDENCY**.

It gives us immense pleasure to inform you that you have been allotted Flat No. _____, and which has a built up area _____ Sq. Fts. and super built-up area of _____ Sq. Fts.

In pursuance of the terms & conditions as laid down in the Application Form the Total Price of the Flat is Rs. _____ /- (Rupees _____ Only) including Rs. _____ for _____ and Rs. _____ as security deposit; besides other charges payable as per the installment plan to be annexed with the Agreement to Sale. The terms and conditions of the Agreement to Sale to be executed between you and the Promoter Company/Firm shall be final and binding between both the parties.

You are requested to sign the Agreement to Sale at the earliest.

We value our relationship and welcome you amongst our family.

Thanking you and assuring you the best of services at all times.

Yours faithfully,

For R.S. STONES PVT. LTD.
~~For R S Stones Pvt. Ltd.~~

(Authorized Signatory)

FORM-G
[See Rule-9]

AGREEMENT FOR SALE

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

Affix Color
Photograph of the
authorised signatory
of Promoter with
signature across the
photograph

THIS AGREEMENT FOR SALE (hereinafter referred to as the "Agreement")
is executed at _____ on this _____ day of _____ Two thousand and
_____.

BY AND BETWEEN

R.S. STONES PVT. LTD. (CIN-U45209DL2002PTC116595), a company
incorporated under the provisions of Companies Act, 1956 and existing under
the provisions of Companies Act, 2013, (PAN No. AADCR8602B), having its
registered office at 619/19, Chhattarpur, Main Road, New Delhi-110074 having
its Head office at Opposite J.S. Fourwheels Motors, Old Delhi Road, Alwar,
Rajasthan-301001, through its authorised representative Mr.
_____, S/o Mr. _____, R/o _____
_____, (AadharNo. _____) duly
authorised vide board resolution dated _____ [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 successor(s) and permitted
assignee(s)];

AND

Person(s) named in *Schedule-A* hereof hereinafter singly/jointly referred to as
the Allottee(s), which expression shall unless repugnant to the context or
meaning thereof be deemed to mean and include their legal successor(s),
administrator(s), executor(s) & permitted assignees).

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

For RS Stones Pvt. Ltd


Authorised Signatory

Signature of Promoter

Signature of Allottee(s)

The terms and conditions of this Agreement to Sell have been read and understood by me/us and I/we hereby accept the same

INTERPRETATIONS/DEFINITIONS

- I. In this Agreement, the following expressions unless repugnant to the context thereof shall have the meaning assigned thereto-
- a) "ACT" means Real Estate (Regulation & Development) Act, 2016.
 - b) "APPLICABLE LAWS" shall mean all acts, rules and regulations in force and in effect as of the date hereof as applicable in the State of Rajasthan including Rajasthan Urban Improvement Act, 1959, Rajasthan Municipalities Act, 2009 Rajasthan (Disposal of Urban Land) Rules, 1974, Building Bye Laws, Real Estate (Regulation & Development) Act, 2016, Rajasthan Real Estate (Regulation and Development) Rules, 2017 and any other law which may be promulgated or brought into force and effect hereinafter including bye-laws, notifications, ordinances, policies, laws or orders or official directive of any Central/State Government or of any statutory authority in Rajasthan, as may be in force and effect during the subsistence of this Agreement and applicable to the development / construction / sale of the Project.
 - c) "APARTMENT" shall mean a flat/unit in the Project intended and/or capable of being independently and exclusively occupied and intended to be used for residential purpose.
 - d) "AUTHORITY" shall mean the Real Estate Regulatory Authority.
 - e) "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.
 - f) "BUILDING" shall mean the building/tower/block in the Project where the Allottee(s) has been allotted his "Unit" and more particularly detailed in the Schedule-B attached hereto.
 - g) "CARPET AREA" means the net usable floor area of an Apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the Apartment. Explanation. – For the purpose of this clause, the expression "exclusive balcony or verandah area" means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of an Apartment, meant for the exclusive use of the Allottee(s); and "exclusive open terrace area" means the area of an open terrace which is appurtenant to the net usable floor area of an Apartment, meant for the exclusive use of the Allottee(s);
 - h) **COMMON AREAS AND FACILITIES:** shall mean such common areas, facilities, equipment and spaces in the Project, which are meant for

For RS Stenees Pvt. Ltd


Authorized Signatory
Signature of Promoter

The terms and conditions of this Agreement to Sell have been read and understood by me/us and I/we hereby accept the same

Signature of Allottee(s)

Page 2 of 35

common use of and enjoyment of all the occupants of the Project (as defined herein-below) and more particularly detailed in the **Schedule-G** attached hereto.

- i) **"CONVEYANCE DEED"** (i) in respect of the Unit shall mean written instrument executed between the Promoter and the Allottee(s) through which the ownership of the Unit is transferred in favour of Allottee(s) by the Promoter subject to and in accordance with the terms of this Agreement (ii) in respect of the Common Areas and Common Facilities shall mean written instrument executed between the Promoter and the Residents' Association through which the ownership of the Common Areas and Common Facilities is transferred in favour of Residents' Association by the Promoter subject to and in accordance with the terms of this Agreement.
- j) **"EARNEST AMOUNT"** shall mean 10% of the Basic Sale Consideration of Unit.
- k) **"INTEREST RATE"** means the State Bank of India highest marginal cost of lending Rate plus two percent or such otherrate as may be applicable from time to time as per the Act and Rules.
- l) **"PARA"** means Para of this Agreement;
- m) **"PAYMENT PLAN"** shall have the meaning ascribed under **Schedule-J** of this Agreement.
- n) **"PROJECT"** shall mean an Affordable Housing project comprising of **04 (Four) towers vis-à-vis A, B, C and D**, having **Stilt + 9 floors**, and common areas and facilities, being constructed and developed upon Scheduled Land as per Approved Plans, after obtaining all the necessary permissions and approvals in accordance with Applicable Laws, known as **"FORT VIEW RESIDENCY"**.
- o) **"REGULATION"** means regulations made under the Act;
- p) **"RESIDENTS' ASSOCIATION"** shall mean an association or society or a co-operative society, as the case may be, of the allottees of Apartments in the Project, which shall by whatever name called, that may be formed under clause (e) of sub-section (4) of section 11 of the Act for the management/maintenance of Common Area and Facilities of the Project.
- q) **"RULES"** mean the Rajasthan Real Estate (Regulation and Development) Rules, 2017;
- r) **"SCHEDULE"** means the Schedule attached to this Agreement;
- s) **"SECTION"** means the section of the Act.
- t) **"SCHEDULED LAND"** shall have the meaning ascribed in Recital B and more particularly detailed in **Schedule-C**.
- u) **"UNIT"** shall have the meaning ascribed in **Schedule-E**.

For **RS Stones Pvt. Ltd**

Authorized Signatory
Signature of Promoter

Signature of Allottee(s)
The terms and conditions of this Agreement to Sell have been read and understood by me/us and I/we hereby accept the same
Page **3** of **35**

- II. 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 or in Rajasthan Municipalities Act, 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. A single Patta (lease deed for 99 years) dated 04.04.2013 was issued by Urban Improvement Trust, Alwar in the name of M/s. R.S. Stones Pvt. Ltd. (Promoter), in respect of plot of land, corresponding to Khasra Nos. 2031/395, 2032/396, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 401/2003, situated at Village Bahalla, Tehsil Ramgarh, District Alwar, Rajasthan, which was registered in the office of Sub-Registrar, Ramgarh, Alwar on dated 18/04/2013 in Book No. 1, Volume No. 550, Page No. 191, Serial No. 2013002036 and Additional Book No. 1, Volume No. 1651, Page No. 315 to 321.
- B. The Patta alongwith site plan issued by the Urban Improvement Trust, Alwar has been amended for making correction in the land area mentioned in the Annexure, annexed therein and the area corresponding to Khasra Nos. 2031/395, 2032/396, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 401/2003, situated at Village Bahalla, Tehsil Ramgarh, District Alwar, Rajasthan has been amended as 32557.00 Sq. Mtrs., and the same has been got registered in the office of Sub-Registrar, Ramgarh, Alwar on dated 28/06/2013 in Book No. 1, Volume No. 561, Page No. 74, Serial No. 2013004112 and Additional Book No. 1, Volume No. 1694, Page No. 144 to 150. Thereafter vide letter No. एफ-2/आर्आईटीएल/13568/13 dated 11.11.2013, Urban Improvement Trust, Alwar approved the layout plan/construction permission for 15627.36 Sq. Mtrs. on the said land (more particularly detailed in Schedule-C attached hereto and hereinafter referred to as "Scheduled Land").
- C. Accordingly, the Promoter became the absolute owner of the Scheduled Land and has legal title to the Scheduled Land with legally valid documents. Further, the Promoter is in the lawful possession of the Scheduled Land and the Scheduled Land is free from all encumbrances except an encumbrance of Rs. 2,80,00,000/- (Rupees Two Crores Eighty Lacs Only) from Punjab National Bank against equitable mortgage on the scheduled land.
- D. Except as mentioned hereinabove, the Scheduled Land is free from all encumbrances and is earmarked for the purpose of development of a residential Affordable housing buildings of Apartments and Common Areas and Facilities of the Project to be known as "FORT VIEW RESIDENCY".
- E. The Promoter has planned and is in the process of constructing and developing Project upon the Scheduled Land after getting necessary permissions/approvals from competent authorities. The location details of

For R S Stones Pvt. Ltd

Authorized Signatory

Signature of Promoter

The terms and conditions of this Agreement to Sell have been read and understood by me/us and I/we hereby accept the same

Signature of Allottee(s)

the Project being developed upon Scheduled Land is fully described in Schedule-C.

- F. The Project has been registered with the Real Estate Regulatory Authority ("Authority") on dated _____ and the project registration certificate No. is _____. This registration is valid for a period of _____ years commencing from _____, unless renewed by the Authority. The details of the Promoter and the Project are also available on the website (www.rera-rajasthan.in) of the Authority.
- G. The following approvals and sanctions have been obtained in respect of the Project:
- i. The approved layout plan of the Project issued by the Urban Improvement Trust, Alwar vide letter No. एफ-2/आयोजना/13568/13 dated 11.11.2013, which was revised on 10.12.2014 vide letter No. /एफ-2/आयोजना/14858/14, and further revised on 16.11.2016 vide letter No. /एफ-2/आयोजना/16672/16. A copy of the Approved Layout Plan is enclosed herewith and marked as **Annexure-I**.
 - ii. Approval of specifications of the Project and permission of building construction under the Applicable Laws has been accorded by Urban Improvement Trust, Alwar vide letter No. एफ-2/आयोजना/13568/13 dated 11.11.2013, which was revised on 10.12.2014 vide letter No. /एफ-2/आयोजना/14858/14, and further revised on 16.11.2016 vide letter No. /एफ-2/आयोजना/16672/16.
 - iii. Environmental clearance from the department concerned has been obtained for the Project vide letter No. FI(4)/SEIAA/SEAC-Raj/Secff/Project/Cat.8(a)B2 (585)/13-14 dated 10.04.2014.
- H. The Promoter agrees and undertakes that they shall not make any changes to Approved Plans of the Project except in strict compliance with Section 14 of the Act and other Applicable Laws.
- I. The details of the development works to be undertaken in the Project and the proposed facilities to be provided including fire-fighting facilities, drinking water facilities, emergency evacuation services etc. as provided in clause (e) of sub-section 2 of Section 4 of the Act have been specifically provided under **Schedule-H**.
- J. The details of salient features of the Project including access to the Project, design for electric supply including street lighting, water supply arrangements and site for disposal of storm, any other facilities and amenities or public health services and other external and internal development works proposed to be provided in the Project have been specifically provided in **Schedule-L** attached hereto.
- K. The details of specifications of material used/to be used in construction of the Project have been specifically provided in **Schedule-N** attached hereto.

For RS Stones Pvt. Ltd


Authorized Signatory

Signature of Promoter

- L. The stage wise time schedule for completion of Project, including the provisions of civic infrastructure like water, electricity, sanitation and all other above-mentioned internal/external development works been specifically provided in **Schedule-M** attached hereto.
- M. The Promoter has opened a separate account in ICICI Bank Ltd., Branch Bhagat Singh Circle, Alwar for the purpose of covering the cost of construction and the land cost as provided in sub-clause (D) of clause (1) of sub-section (2) of section 4 of the Act.
- N. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect of right, title and interest of the Promoter regarding the Scheduled Land on which the Project is being developed have been completed.
- O. The Allottee(s), being aware of the Project and details given above as well as in the Brochure, has applied for allotment and purchase of an Apartment in the Project *vide* booking/application form No. _____ dated _____ (**"BookingForm"**). The Allottee(s) has also deposited advance payment and more particularly described in the **Schedule-I** (hereinafter referred to as **"Booking Amount"**) as an advance payment/booking amount, which is including application fee and which is not more than 10% of Basic Sale Consideration of Unit (as defined below) and agrees to make timely and complete payments of the balance of Total Payable Amount as well as other dues under this Agreement more particularly detailed in **Schedule-J** as per terms and conditions of this Agreement.
- P. The Promoter have allotted Apartment in the Project to the Allottee(s) and pro-rata share in the common areas of the Project (the layout plan of the said Apartment is annexed herewith as **Annexure-II** and more particularly described in the **Schedule-E** attached herewith and hereinafter referred to as the **"Unit"**).
- Q. The details of floor plan of the Unit and Project is given in **Schedule-F**.
- R. The Parties have gone through all the terms & conditions set out in this Agreement and understood the mutual rights and obligations detailed herein. The Parties hereby confirm that they are signing this Agreement with full knowledge of the all laws, rules, regulations, notifications etc. applicable to the Project.
- S. The Promoter has not made any other promises, assurances, representations in respect of the said unit/project except as specifically mentioned in this Agreement. 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.
- T. 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 agree to sell and the Allottee(s) hereby agrees to purchase the Unit.

For RS Stones Pvt. Ltd

Authorized Signatory

Signature of Promoter

Signature of Allottee(s)

The terms and conditions of this Agreement to Sell have been read and understood by me/us and I/we hereby accept the same

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 agree to sell to the Allottee(s) and the Allottee(s) hereby agrees to purchase and receive the Unit
 - 1.2 The basic sale consideration of the Unit including consideration for exclusive balcony (hereinafter referred to as "**Basic Sale Consideration of Unit**") is more particularly detailed in **Schedule-J**.
 - 1.3 The Basic Sale Consideration of Unit does not include and thus, the Allottee(s) shall additionally bear and pay following taxes, charges, deposits, etc. (hereinafter referred to as "**Additional Payments**") as detailed in **Schedule-J**.
 - 1.4 The aggregate of Basic Sale Consideration of Unit and Additional Payments in respect of the Unit as detailed in **Schedule-J** shall hereinafter be referred to as "**Total Payable Amount**".
 - 1.5 The Total Payable Amount above includes the booking amount paid by the Allottee(s) to the Promoter towards the Unit as mentioned in **Schedule-I**. All other charges, which are specifically mentioned in this Agreement and does not form part of the Total Payable Amount, shall be paid by the Allottee(s) in addition to Total Payable Amount as per terms of this Agreement.
 - 1.6 The Total Payable Amount above includes taxes (comprising of taxes paid or payable by the Promoter by way of value added tax, service tax/GST and cess or any other similar taxes which may be levied, in connection with the construction of the Project, by whatever name called, uptill the date of offer of possession of Unit through Offer Letter and the date of offer of possession of Common Areas and Facilities to the Residents' Association, after obtaining the completion certificate. However, the Total Payable Amount does not include stamp duty, registration charges and any other charges applicable at the time of registration of this Agreement, Conveyance Deed, sub-lease deed, etc. in respect of the Unit, which shall be exclusively borne and paid by the Allottee(s). Further, the Total Payable Amount above does not include upfront maintenance charges, which shall be determined by the Promoter on actual cost + 15% and payable by the Allottee(s) until the Common Areas and Facilities of the Project are not taken over by the Residents' Association after obtaining the completion certificate of the Project.
- Provided that in case there is any change/ modification/introduction of new taxes, the subsequent amount payable by the Allottee(s) to the Promoter shall be increased/ reduced based on such change/modification/introduction.

For RS Stones Pvt. Ltd


Authorised Signatory

Signature of Promoter

The terms and conditions of this Agreement to Sell have been read and understood by me/us and I/we hereby accept the same

Signature of Allottee(s)

Provided further that if there is any increase in the taxes 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 Project by the Authority, as per the Act, the same shall not be charged from the Allottee(s).

- 1.7 The Promoter shall periodically intimate to the Allottee(s), the amount payable as stated in payment plan given in **Schedule-J** attached hereto ("Payment Plan") and the Allottee(s) shall make payment demanded by the Promoter within the time and in the manner specified therein. In addition, the Promoter shall provide to the Allottee(s) the details of change/ modification/introduction in taxes, which is paid or demanded along with the Acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective.
- 1.8 The Total Payable Amount is escalation free, save and except increases which the Allottee(s) hereby agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in charges/taxes/levies or introduction of new charges/levies/taxes which may be levied or imposed by the competent authority, from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee(s) for increase in development charges, cost/charges/taxes imposed by the competent authorities, the Promoter shall enclose the said notification/ order/ rules/regulations to that effect along with the demand letter being issued to the Allottee(s), which shall only be applicable on subsequent payments.
- Provided that if there is any new imposition or increase in 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 Project by the Authority, as per the Act, the same shall not be charged from the Allottee(s).
- 1.9 As more particularly mentioned in **Schedule-I**, the Promoter has already received an advance/booking amount from the Allottee(s) a sum out of the Total Payable Amount and the Allottees(s) agrees and undertakes to pay the balance amount of the Total Payable Amount strictly in accordance with the **Payment Plan** as more particularly detailed in **Schedule-J**.
- Provided that if the Allottee(s) delays in payment towards any amount which is payable as per the Agreement, he shall be liable to pay interest computed as per the Interest Rate, along with taxes including GST for any due under this agreement.
- 1.10 The Promoter shall not make any additions and alterations in the Approved Plans and specifications and the nature of fixtures, fittings and amenities described therein at **Schedule-K** in respect of Unit

For RS Stones Pvt. Ltd


Authorized Signatory
Signature of Promoter

without the previous written consent of the Allottee(s) and Promoter shall not make any other additions and alterations in the Approved Plans and specifications of the Buildings or the Common Areas and Facilities of Project as described therein at **Schedule-L** in respect of the Project without the previous written consent of the 2/3rd of allottee(s) of the Project and the Allottee(s) hereby agrees that such consent shall not be unreasonably withheld. The Promoter may send a letter to the Allottee(s) for the purpose of taking such consent through Registered A.D. on the address mentioned herein and in case the Allottee(s) does not reply to such letter within one week from the date of delivery of letter, the same shall be deemed to be consent of the Allottee(s) as required under Section 14 of the Act.

Provided that, the Promoter may make such minor additions or alterations as may be required by the Allottee(s), or such minor changes or alterations as per the provisions of section 14 of the Act without the consent of the Allottee(s) but after declaration and intimation to the Allottee(s).

- 1.11 The Promoter shall confirm to the final Carpet Area that has been allotted to the Allottee(s) after the construction of the Project is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the Carpet Area. The Total Payable Amount payable for the Carpet Area/Super Built-Up Area shall be recalculated upon confirmation by the Promoter. If there is reduction in the Carpet Area then the Promoter shall refund the excess money paid by Allottee(s) within 45 days with interest computed at Interest Rate from the date of receipt of last installment of Total Payable Amount. If there is any increase in the Carpet Area, which is not more than three percent of the Carpet Area allotted to the Allottee(s), the Promoter may demand the additional consideration, charges, taxes, etc. from the Allottee(s) with the next milestone of the Payment Plan. All these monetary adjustments shall be made in proportion to Total Payable Amount as agreed in **Schedule-J**.

- 1.12 Subject to clause 8.3, the Promoter agrees and acknowledges that after registration of Conveyance Deed of the Unit, the Allottee(s) shall have the right to the 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 and Facilities of the Project. Since the share/ interest of Allottee(s) in the Common Areas and Facilities of the Project is indivisible and cannot be divided or separated, the Allottee(s) shall use the Common Areas and Facilities of the Project 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 and Facilities of the Project to the Residents'

For R S Stones Pvt. Ltd


Authorized Signatory
Signature of Promoter

Signature of Allottee(s)

Association after duly obtaining the completion certificate from the competent authority as provided in the Act.

(iii) That the computation of the price of the Unit includes recovery of price of Scheduled Land, construction of, not only the Unit but also, the common areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the Unit, lift, water line and plumbing, finishing with paint, tiles, doors, windows, fire detection and firefighting equipment in the common areas, etc. and includes cost for providing all other facilities, amenities and specification to be provided within the Unit and the Project as per the brochure.

(iv) The Allottee(s) has the right to visit the Project site to assess the progress of development of the Project and the Unit.

1.13 The Allottee(s) agrees and understands that the Allottee(s) shall have no ownership claim or right of any nature in respect of any un-allotted saleable spaces in the Project. Such un-allotted saleable spaces shall remain the exclusive property of the Promoter, which they shall be free to deal with, in accordance with Applicable Laws.

1.14 The Allottee(s) hereby agrees and acknowledges that the Promoter shall not be under any obligation to provide any services and/or facilities except as specifically mentioned in this Agreement.

1.15 The Promoter agrees to pay all outgoing/dues before transferring the physical possession of the Unit to the Allottee(s) which they have collected from the Allottee(s), for the payment of outgoing/dues. If the Promoter fail to pay all or any of the outgoing/ dues collected by it from the Allottee(s) before transferring the Unit to the Allottee(s), the Promoter agree to be liable, even after the transfer of the Unit, 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.

1.16 That the Project shall always be known as "FORT VIEW RESIDENCY" and the name of the Project shall not be changed except with the consent of the Promoter.

2. MODE OF PAYMENT:

Subject to the terms of the Agreement and the Promoter abiding by the construction milestones, the Allottee(s) shall make all payments, on written demand by the Promoter, within the stipulated time as mentioned in the Payment Plan through account payee cheque/ demand draft/ banker's cheque or online payment (as applicable) in favor of _____, payable at _____. The receipt would be valid only after realization of the said cheque/demand draft/banker's cheque and effect of credit in account

For R S Stones Pvt. Ltd


Authorized Signatory
Signature of Promoter

The terms and conditions of this Agreement to Sell have been read and understood by me/us and I/we hereby accept the same
Signature of Allottee(s)
Page 10 of 35

of the Promoter. However, the date of credit shall be deemed to be date of payment of installment, by the Allottee(s).

3. ADJUSTMENT/ APPROPRIATION OF PAYMENTS:

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

4. TIME IS ESSENCE:

4.1 The Promoter shall abide by the time schedule for completing the Project as disclosed at the time of registration of the Project and as extended as per the Applicable Laws with the Authority and towards handing over the Unit to the Allottee(s) and the Common Areas and Facilities of the Project to the Residents' Association.

4.2 Allottee(s) shall make the timely payment of all installments as per the Payment Plan. Timely payment of Total Payable Amount and other payment/charges by the Allottee(s) as per this Agreement shall be the essence of this Agreement.

5. CONSTRUCTION/DEVELOPMENT OF THE PROJECT

The Allottee(s) has seen, understood and accepted the Approved Plans, Payment Plan, specifications, amenities and facilities of the Unit as 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 Approved Plans specifications, amenities and facilities. Subject to the terms in this Agreement, the Promoter undertakes to strictly abide by the Approved Plans and shall also strictly abide by the bye-laws, FAR, and density norms and provisions prescribed by the relevant building bye-laws and shall not have an option to make any variation/ alteration/ modification in the Approved Plans, other than in the manner provided under the Act and the procedure agreed under clause 1.10 hereinabove, and breach of this term by the Promoter shall constitute a material breach of this Agreement.

6. CONVEYANCE AND POSSESSION OF SAID UNIT:

6.1 **Schedule for possession of the Unit** - The Promoter agrees and understands that timely delivery of possession of the Unit to the Allottee(s) and the Common Areas and Facilities of the Project to the Residents' Association, is the essence of the Agreement. Similarly, the Allottee(s) understands that the timely payment of Total Payable Amount of the Unit and other amounts in accordance with this Agreement is the essence of this Agreement. Therefore, subject to timely payment of Total Payable Amount and other amounts by the Allottee(s) as per this Agreement, the Promoter assures to handover possession of the Unit along with ready and complete Common Areas and Facilities of Project with all specifications, amenities and facilities of the Project in

For R S Stones Pvt. Ltd


Authorized Signatory
Signature of Promoter

Signature of Allottee(s)

place on or before _____, unless there is delay or failure due to war, flood, drought, fire, cyclone earthquake or any other calamity caused by nature effecting the regular development of the Project ("Force Majeure"). If, however, the completion of Project is delayed due to the Force Majeure conditions then the Allottee(s) agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Unit and the Promoter shall not be liable to pay any penalty/interest/compensation during such Force Majeure condition, provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee(s) agrees and confirms that, in the event it becomes impossible for the Promoter to implement the Project due to Force Majeure conditions, which shall be assessed by the Promoter (and such assessment shall be final and binding on the Allottee(s)), the Promoter shall, after becoming aware about the impossibility of the Project, inform the Allottee(s) about such impossibility along with notice of termination of one month and upon termination of this Agreement, the Promoter shall refund to the Allottee(s) the entire amount received by the Promoter from the Allottee(s) with interest (computed at the Interest Rate) within forty-five (45) days from the date on which termination became effective. After refund of the money paid by the Allottee(s), the Allottee(s) agrees that he/ she shall not have any rights, claims etc. against the Promoter and the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

6.2 Procedure for execution of Conveyance Deed of the Unit and taking possession- The Promoter, within 30 days of obtaining the occupancy certificate from the competent authority, shall *vide* offer letter ("Offer Letter") (i) invite Allottee(s) (along-with details of outstanding dues and stamp duty, registration charges and other incidental charges to be paid by the Allottee(s) to the Promoter as per this Agreement before hand) to execute and register Conveyance Deed of the Unit; and (ii) offer the possession of the Unit. The Promoter shall, subject to receipt of Total Payable Amount in respect of the Apartment as per Payment Plan, delay interest, if any, and such other charges as mentioned under the Agreement from the Allottee(s), shall execute and register a Conveyance Deed and convey the title of the Unit together with proportionate indivisible share in common areas of Project and also handover possession of the Unit within three (3) months from the date of issuance of the 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 which the Promoter is liable to comply/carry out as per the Applicable Laws provided such failure is not on account of reasons beyond the controls of Promoter and/or on account of any default/delay on the part of the Allottee(s). The Allottee(s), after taking possession (which shall be after the issuance of completion certificate for the Project) agree(s) to pay the maintenance charges along with applicable taxes as determined by the Promoter or Residents' Association, as the case may be. The Promoter shall handover the occupancy certificate of the Apartment to the

For RS Stanes Pvt. Ltd


Authorized Signatory
Signature of Promoter

Signature of Allottee(s)

Allottee(s) at the time of conveyance of the same. The Allottee(s) shall be solely responsible and liable for compliance of the provisions of Indian Stamp Act, 1899, Rajasthan Stamp Act, 1998 and Registration Act, 1908 including any actions taken or deficiencies/penalties imposed by the competent authority. The Promoter shall not be responsible for any damage caused to the Unit on account of delay on the part of the Allottee(s) in taking over possession and in such event the Allottee(s) shall have to take possession of the same on "*as is where is basis*". The Promoter shall not be held responsible in any manner for any future mishaps like fire, earthquake, flood etc. OR any accident caused due to any of machineries installed like electrical equipment, and transformer, etc.

6.3 Handing Over of Common Areas and Documents; After obtaining the occupancy certificate it shall be the responsibility of the Promoter to handover the necessary documents and plan, including Common Areas and Facilities of the Project to the Residents' Association within thirty days after obtaining the completion certificate.

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

Provided that in case the Allottee(s) cancels/withdraws from the Project without any fault/default of the Promoter, the Promoter shall be entitled to forfeit the Earnest Amount, all any taxes, duties, cess, etc. deposited by the Promoter to the concerned department/authority in respect of the Unit and all other penalties and interest liabilities of any nature whatsoever in respect of the Unit, as on the date of such termination, from the amounts paid by the Allottee(s) till such date and the balance amount shall be returned by the Promoter to the Applicant(s) without any interest after the sale of Unit to a new allottee/buyer, from the amounts realised from the such new allottee/buyer.

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

6.6 The Allottee(s) shall be liable to pay from the date of issuance of the Offer Letter, house-tax, property-tax, fire-fighting tax or any other fee, cess or tax as applicable under law, as and when levied by any local body or authority and so long as the Unit of the Allottee(s) is not separately assessed to such taxes, fees or cess, the same shall be paid by the Allottee(s) in proportion to the Carpet Area/Super Built Up Area of Unit to the Carpet Area/Super Built Up Area of all Apartments in the Project. If the Promoter has to pay the aforesaid amounts on the behalf of the Allottee(s), the Allottee(s) shall be liable to reimburse the same to the Promoter within 15 days from the date of notice in this regard from the Promoter failing which the Promoter shall be entitled to interest

For RS Stones Pvt. Ltd


Authorized Signatory
Signature of Promoter

Signature of Allottee(s)
The terms and conditions of this Agreement to Sell have been read and understood by me/us and I/we hereby accept the same
Page **13** of **35**

computed at the Interest Rate for the period commencing on the date on which the Promoter paid the said amounts to the concerned authorities and ending on the date on which the Allottee(s) pays the said amounts to the Promoter.

7. 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 Scheduled Land and the requisite rights to carry out development upon the Scheduled Land.
- (ii) The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the Project.
- (iii) There are no encumbrances upon the Scheduled Land or the Project except as mentioned hereinabove.
- (iv) There are no litigations pending before any Court of law with respect to the Scheduled Land, Project or the Unit.
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, Scheduled Land and Unit are valid and subsisting and have been obtained by following due process of law. Further, the Promoter have been and shall, at all times, remain in compliance with the Applicable Laws in relation to the Project, Unit and Common Areas and Facilities of the Project.
- (vi) The Promoter have the right to enter into this Agreement and have 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 have not entered into any agreement for sale and/or development agreement or any other agreement or arrangement with any person or party with respect to the Scheduled Land, including the Project and the Unit which will, in any manner, affect the rights of Allottee(s) under this Agreement.
- (viii) The Promoter confirms that the Promoter are not restricted in any manner whatsoever from selling the Unit to the Allottee(s) in the manner contemplated in this Agreement.
- (ix) At the time of execution of the Conveyance Deed of the Unit the Promoter shall handover lawful, vacant, peaceful, physical possession of the Unit to the Allottee(s) and the Common Areas and Facilities of the Project shall be handed over to the Residents' Association.
- (x) The Scheduled Land is not the subject matter 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 Scheduled Land.

For RS Stones Pvt. Ltd


Authorized Signatory
Signature of Promoter

The terms and conditions of this Agreement to Sell have been read and understood by me/us and I/we hereby accept the same
Signature of Allottee(s)
Page 14 of 35

- (xi) The Promoter have duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Project (except the taxes mentioned in Clause 6.6 which shall be paid according to the said Clause) to the competent authorities till Completion Certificate has been issued and possession of the Unit along with Common Area and Facilities of the Project (equipped with all specifications, amenities and facilities) has been offered to the Allottee(s) and Residents' Association, respectively.
- (xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the property has been received by or served upon the Promoter by which rights of Allottee(s) in respect of the Scheduled Land and/or the Project/Unit is being affected.
- (xiii) The Promoter shall not be responsible towards any third party making payments, remittances on behalf of any Allottee(s) and such third party shall not have any right under this Agreement and/or in the Unit, in any way and Promoter shall issue the payment receipts in favour of the Allottee(s) only and in case of cancellation by any such Allottee(s) refund as per the terms of the Agreement shall be made only to the Allottee(s).

8. EVENTS OF DEFAULTS AND CONSEQUENCES:

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

- (i) The Promoter fails to provide ready to move in possession of the Unit to the Allottee(s), without any default on the part of the Allottee(s), within the time period specified in clause 6.1 above in this Agreement or fail to complete the Project within the stipulated time disclosed (as extended as per the Act) 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 shall be in a habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities, as agreed to between the parties, and 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 developer on account of suspension or revocation or expiry of his registration under the provisions of the Act or the rules or regulations made thereunder.

For R S Stoness Pvt. Ltd


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Signature of Promoter

Signature of Allottee(s)

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

- (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, along with interest calculated at Interest Rate within forty-five (45) 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 calculated at Interest Rate for the period of delay till the handing over of the possession of the Unit, which shall be paid by the Promoter to the Allottee(s) within forty-five (45) days of it becoming due.

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

- (i) failure on the part of the Allottee(s) to make payment of any installment as per the Payment Plan, despite having been issued notice in that regard;
- (ii) delay/default by Allottee(s) under Clause 8.3 (i) above continues for a period beyond 2 months after demand notice from the Promoter in this regard;
- (iii) after the issuance of Offer Letter as per Clause 6.2 failure on the part of the Allottee(s) to deposit the stamp duty/registration charges/any other amounts due including interest, if applicable, under this Agreement within the period mentioned in the Offer Letter;
- (iv) after the issuance of Offer Letter as per Clause 6.2 the delay/failure on the part of the Allottee(s), having paid all the amounts due to the Promoter under this Agreement, in execution and registration of Conveyance Deed of the Unit and/or taking possession of Unit within the period mentioned in Offer Letter;
- (v) breach of any other terms & conditions of this Agreement on the part of the Allottee(s);
- (vi) violation of any of the Applicable Laws on the part of the Allottee(s).

For RS Stenees Pvt. Ltd


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Signature of Promoter

8.4 The Promoter's rights/remedies upon occurrence of any of event of default on the part of the Allottee(s) as mentioned Clause 8.3 above shall be as follows:

- (i) Upon occurrence of event of default mentioned in Clause 8.3(i) the Allottee(s) shall be liable to pay interest on the overdue amounts computed at the Interest Rate for the period commencing from the date on which such overdue amounts or part thereof were due to be paid by the Allottee(s) to the Promoter and ending on the date of the payment of such overdue amounts by the Allottee(s) to the Promoter;
- (ii) Upon occurrence of event of default mentioned in Clause 8.3(ii) the Promoter may cancel the allotment by terminating this Agreement by serving a notice of 30 days to the Allottee(s) in this regard;
- (iii) Upon occurrence of event of default mentioned in Clause 8.3(iii), (iv), (v) and (vi) the Promoter shall have the option to terminate this Agreement as mentioned in Clause 8.4 (ii); Further in case of event of default under Clause 8.3(iii), till the time Promoter exercise the option to terminate this Agreement they shall be entitled to (a) recover interest as per Clause 8.4 (i) and (b) recover maintenance charges along with applicable taxes, from the date of issuance of Offer Letter and (c) recover holding/safeguarding charges @ _____ per sq. feet per month on the Total Payable Amount of the Unit; and (d) taxes mentioned in Clause 6.6; (e) withhold registration of the Conveyance Deed of the Unit in favour of the Allottee(s) and to refuse possession of Unit to the Allottee(s) till payment of amounts mentioned Clause 8.3(iii) and Allottee(s) hereby authorizes the Promoter for the same.

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

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

- (i) The Earnest Amount;
- (ii) all taxes, duties, cess, etc. deposited by the Promoter to the concerned department/authority in respect of the Unit;

For RS Stone Pvt. Ltd


Authorized Signatory

Signature of Promoter

- (iii) The interest and charges paid/payable by the Allottee(s) to the Promoter as per Clause 8.4(i) and/or 8.4 (iii), if applicable;

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

9. MAINTENANCE OF THE PROJECT:

9.1 That until the handover of the Common Areas and Facilities of the Project to the Residents' Association in accordance with the Act, the Promoter shall maintain the Common Areas and Facilities at actual cost + 15% along with applicable taxes.

9.2 That a Residents' Association of allottees of Apartments in the Project shall be formed with the main object to take over the responsibility of maintenance/management of Common Area and Facilities of Project and with such other object or purpose and in such manner and to such extent as the Promoter and/or Residents' Association may decide from time to time keeping in view the best interest of the allottees of apartments in the Project. The allottees of all the Apartments of Project shall become the members of the Residents' Association. The Allottee(s) agrees and undertakes to abide by and comply with bye-laws and rules and regulation of such Residents' Association. Until the formation of the Residents' Association under the Applicable Laws, the Promoter itself or through maintenance agency shall maintain the Common Areas and Facilities of the Project and shall have all the rights and authorities of the Residents' Association, in addition to the rights expressly mentioned herein, to enable proper maintenance of the Common Areas and Facilities of the Project. The Promoter shall handover the management/maintenance of the Common Areas and Facilities of the Project upon formation of the Residents' Association under the Applicable Laws to the Residents' Association, and the Residents' Association will take care of the Common Areas and Facilities of the Project.

9.3 The Promoter shall transfer the IFMD and Escrow Corpus to the Residents' Association without any interest to the Association.

9.4 The Allottee(s) shall not raise any objection, if any changes or modifications are made in the draft Bye-Laws as may be required by the Registrar of societies or other competent authority as the occasion may demand. After the handover of Common Areas and Facilities of the Project to Residents' Association as per the Act, it shall be the sole responsibility of the Residents' Association, to run and maintain the Common Areas and Facilities of Project, and to determine from time to time the rate and amount of combined expenses and outgoings for the Common Areas and Facilities of Project recoverable proportionately from the Allottee(s) and from all other parties and the Allottee(s) agrees that he shall be liable to pay the said combined expenses and outgoings

For R S Stones Pvt. Ltd


Authorized Signatory

Signature of Promoter

and other dues to the Residents' Association, from time to time & regularly.

9.5 The Allottee(s) hereby agrees that his/her right to the use of Common Areas and Facilities of the Project shall be subject to timely payment of total maintenance charges along with applicable taxes if any, as determined and thereafter billed by the Residents' Association and performance by the Allottee(s) of all his/her obligations in respect of the terms and conditions specified by the Residents' Association from time to time.

9.6 Allottee(s) shall be bound by all the terms and conditions of Bye- Laws, maintenance agreement and any other agreement entered by the Residents' Association and any decisions taken by the Residents' Association as per its Bye -Laws.

10. AMENITIES

10.1 The Promoter shall make Fire Safety Measures as prescribed by the concerned authorities if, however, due to any subsequent legislation/ Government order or directive or guidelines or change in the National Building Code of India (NBC) 2005, additional fire safety measures are undertaken, then the Allottee shall pay on demand the additional expenditure incurred thereon on a pro-rata basis as determined by the Promoter, which shall be final and binding on the Allottee.

10.2 ELECTRICITY CONNECTION:

That Allottee(s) shall be required to get and maintain separate electric connection for the Unit in his/her own name from Jaipur Vidyut Vitran Nigam Limited (JVNL) and the entire cost of the electric meter and its fixation charges, cabling, MCB main switch and other fittings shall be borne by the Allottee(s). The Allottee(s) shall be entitled to avail and get electric connection from JVNL only after the aforesaid obligations are fulfilled by him/her/ them. The Allottee(s) has further undertaken and agreed that he/she/they shall use electric connection for the purpose of lighting in the Unit and that he/she/they shall not give or allow any electric connection to any other person for use in any other space or premises other than the Apartment/Unit. The monthly charges of the electricity bill shall be borne by the Allottee(s).

10.3 The Promoter has made provisions for overhead and underground water tank for supply of water as per the requirement assessed by the Promoter. The Allottee(s) shall bear the proportionate charges for potable water procured from Municipality, Water Works Department and/or from outside vendor in case of any such shortfall.

11. 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

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Signature of Promoter

The terms and conditions of this Agreement to Sell have been read and understood by me/us and I/we hereby accept the same

Signature of Allottee(s)

brought to the notice of the Promoter within a period of five (5) years by the Allottee(s) from the date of handing over possession, it shall be the duty of the Promoter to rectify such defects without further charge, within thirty (30) days, and in the event of Promoter's failure to rectify such defects within such time, the aggrieved Allottee(s) shall be entitled to receive appropriate compensation in the manner as provided under the Act. However, in case any damage to the Unit is caused by the Allottee(s) and/or any reasonable wear and tear and/or any damage caused due to Force Majeure shall not be covered under defect liability period.

12. INDEMNIFICATION

12.1 The Allottee(s) shall, without prejudice to any other rights of the Promoter, agrees to indemnify and keep fully indemnified, hold harmless and defend the Promoter, from and against third party claims, demands, actions, suits, proceedings, judgments, orders, damages, costs, losses and expenses of any nature whatsoever brought against the Promoter or which the Promoter may suffer or incur due to or by reason of the Allottee(s) making, committing, causing or permitting to be made or committed any default or breach in respect of or non-observance or non-compliance with (i) any of the provisions/covenants of this Agreement and/or (ii) any representation or warranties or covenants of the Allottee(s) being false or incorrect and/or (iii) any other claim, cost or damage directly attributable to the obligations of the Allottee(s) under the Agreement or due to failure/delay of the Allottee(s) to comply with its obligations under the applicable Central and/or State and local laws and/or of any of the provisions of this Agreement and/or (iv) termination of this Agreement by the Allottee(s) without any default/delay on the part of the Promoter and/or (v) due to failure of the Allottee(s) to execute and deliver this Agreement to the Promoter within the time prescribed in Clause 20 and/or (vi) due to failure of the Allottee(s) to appear before the sub-registrar for registration of this Agreement as per Clause 20 and/or (vii) termination of this Agreement by the Promoter due to any default/delay on the part of the Allottee(s).

12.2 The Parties acknowledge that the foregoing indemnities shall survive the termination of this Agreement.

12.3 The indemnification rights of the Promoter under this Clause shall be in addition to any other rights and remedies available to the Promoter under Applicable Laws, equity and this Agreement.

13. SPECIFIC PERFORMANCE

The Parties hereto acknowledge and agree that damages alone would not provide an adequate remedy for any breach or threatened breach of the provisions of this Agreement and therefore that, without prejudice to any and all other rights and remedies the Promoter may have, the Promoter shall be entitled to the remedies of injunction, specific performance and other equitable relief for any threatened or actual breach of the provisions of

For RS Stones Pvt. Ltd


Authorized Signatory

Signature of Promoter

The terms and conditions of this Agreement to Sell have been read and understood by me/us and I/we hereby accept the same

Signature of Allottee(s)

this Agreement. The remedies set forth in this Clause are cumulative and shall in no way limit any other remedy the Promoter may have under law or in equity or pursuant hereto.

14. RIGHT TO ENTER THE UNIT FOR REPAIRS:

The Promoter/Residents' Association shall have right of unrestricted access of all Common Areas and Facilities of the Project for providing necessary maintenance services and the Allottee(s) agrees to permit the Promoter/Residents' Association to enter into the Unit or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

15. USAGE:

Use of service areas: The 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 space, underground water tanks, pump rooms, maintenance and service rooms, fire-fighting pumps and equipment's etc. and other permitted uses as per Approved Plans. The Allottee(s) shall not be permitted to use the services areas in any manner whatsoever, other than those earmarked as parking spaces, and such earmarked spaces shall be reserved for used by the Residents' Association for rendering maintenance services.

16. GENERAL COMPLIANCE WITH RESPECT TO THE UNIT :

- (i) That the Allottee(s) shall be solely responsible for taking insurance of the Unit and the goods in the Unit at its own cost and expenses.
- (ii) Subject to clause 9 above, the Allottee(s) shall, after taking possession, be solely responsible to maintain the Unit at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Unit, or the staircases, lifts, common passages, corridors, circulation areas, atrium or compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the Unit, and keep the Unit, its walls and partitions, sewers, drains, pipes and appurtenances thereto or belonging thereto in good and tenable condition and repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Project is not in any way damaged or jeopardized.
- (iii) The Allottee(s) further undertakes, assures and grants 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/Projector anywhere on the exterior of the Project, building therein or common areas. The Allottee(s) shall also not change the color scheme of outer wall or painting of the exterior side of windows or carry out any change in the exterior elevation or design. Further the Allottee(s) shall not store any hazardous or combustible goods in the Unit or place any heavy material in the common passages or staircase

For RS Stones Pvt. Ltd


Authorized Signatory
Signature of Promoter

Signature of Allottee(s)

of the building. The Allottee(s) shall also not remove any wall, including the outer and load wall of the Unit.

- (iv) That all fixture and fitting including but limited to air conditioners, coolers etc. shall be installed by the Allottee(s) at place earmarked or approved by the Promoter/ Residents' Association and nowhere else. The non-observance of the provisions of this clause shall entitle the Promoter or Residents' Association, as the case may be, to enter the Unit, if necessary and remove all non-conforming fittings & fixtures at the cost and expenses of the Allottee(s).
- (v) The Allottee(s) recognizes that the Unit is being serviced by the Residents' Association and that any external agency would be detrimental to the interest of the Unit's/Project's maintenance and upkeep. However, the Residents' Association shall be entitled to appoint any maintenance agency/company for the maintenance of the Project.
- (vi) The Allottee(s) agrees to abide by and comply with the bye-laws or housing rules or such rules which may be issued from time to time by the Residents' Association in the interest of the upkeep, cleanliness, security, etiquettes and maintenance of the Project.
- (vii) The Allottee(s) shall not raise any construction whether temporary or permanent on the rear/front balcony/ lawns /roof-top/ terrace under his/her/its use.
- (viii) It is in the interest of the Allottee(s), to help the Residents' Association in effectively keeping the Unit and/or the Project secured in all ways, For the purpose of security, the Residents' Association would be free to restrict and regulate the entry of visitors into the building/ Project.
- (ix) The Allottee(s) shall not use the Unit for any purpose other than as set out under this Agreement nor use the same for any purpose which may or is likely to cause nuisance or annoyance to occupiers of the premises in the Project or for any illegal of immoral purpose.
- (x) Allottee(s) shall not throw dirt, rubbish, rags, garbage etc. or permit the same to be thrown from the Unit in the compound or any portion of the Scheduled Land and the building in which the Unit is situated and shall dispose the waste by following the waste disposal mechanism of the Project.
- (xi) Allottee(s) shall not do or permit to be done any act or thing which may render void or voidable any insurance of the Unit and the building/Project in which the Unit is situated or lead to increase in insurance premium payable in respect of the insurance of the said building/Project and/or the Unit.
- (xii) Allottee(s) shall not damage in any manner, the columns, beams, walls, slabs or R.C.C. paradise or other structures in the Unit. The Allottee(s) shall also not remove any wall, including the outer and load wall of the Unit.

For R S Stenees Pvt. Ltd


Authorized Signatory
Signature of Promoter

- (xiii) The Allottee(s) shall plan and distribute its electric load in conformity with the electric systems installed by the Promoter and thereafter the Residents' Association and/or maintenance agency appointed by the Residents' Association. The Allottee(s) shall be solely responsible for any loss or damages arising out of breach of any of the aforesaid conditions.
- (xiv) Interior Works in the Unit:- That if the Allottee(s) intends to carry out the interior adaptations and interior works in the Unit he shall seek prior permission of the Promoter/Residents' Association and the Promoter/Residents' Association may permit the same subject to appropriate conditions.
- (xv) The Allottee(s) shall ensure complete safety of material and the equipment kept in the Apartment/Unit, to be used or useable in the interior works undertaken by the Allottee(s) and the Promoter/Residents' Association shall not be responsible or liable in case of theft, pilferage or misplacement of such materials or equipment. Further, the Promoter/Residents' Association shall not be liable for any accident or injury caused or occasioned to any employee or workman engaged by the Allottee(s) for doing the interiors in the Apartment/Unit or any job or work relating thereto. Such liabilities or claims, if any, shall be satisfied by the Allottee(s) itself/himself /themselves. The Allottee(s) shall indemnify and keep the Promoter/Residents' Association harmless against all such claims or liabilities.
- (xvi) The Allottee(s) shall not be permitted to close/cover the verandah or balconies or common passages or common corridors or staircase even if particular floor(s) are occupied by the same party. The Allottee(s) shall be allowed usage of only Bird Nets for covering balconies for which the make, size, pattern, style and brand for the Bird Nets shall be specified by the Maintenance Agency/Society, so as to maintain uniformity. It should be installed in a manner that it does not affect neighbours and also does not hamper the aesthetics of the Project.
- (xvii) The Allottee(s) agrees that he shall not hang from or attach to the beams or rafters which are heavy or can or are likely to affect, endanger or damage the construction of the Building/Complex.
- (xviii) That the Allottee(s) shall permit the Promoter/Residents' Association or its nominee and their surveyors and agents with or without workmen at all reasonable times to enter into the Unit to examine the state and conditions thereof and the Allottee(s) agrees to make good within one (1) month of dispatch of notice, all defects, delays and repairs pertaining to which such notice in writing has been given by the Promoter/Residents' Association to the Allottee(s).
- (xix) The Allottee(s) shall be liable to pay proportionate common electric charges and water charges from the date of offer of possession in proportion to the area owned by them or occupied by them.

17. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:

For RS Steneva Pvt. Ltd


Authorized Signatory
Signature of Promoter

The terms and conditions of this Agreement to Sell have been read and understood by me/us and I/we hereby accept the same

Signature of Allottee(s)

Page 23 of 35

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

18. ADDITIONAL CONSTRUCTIONS:

The Promoter undertake that it has no right to make additions or to put up additional structure anywhere in the Project after the building plan, layout plans, sanction plan and specifications, amenities and facilities has been approved by the competent authorities and disclosed, except for as provided in the Act.

19. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE ON UNIT:

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

20. 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 (30) days from the date of receipt by the Allottee(s) and secondly, appears for registration of the same before the concerned Sub-Registrar of Alwar District (address of Sub-Registrar) 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 30 (thirty) days from the date of its receipt by the Allottee(s), application/allotment 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. However, the Allottee(s) shall be liable to pay all the cost incurred by the Promoter in respect of application and allotment of Unit to the Allottee(s), including preparation of this Agreement, postal cost, advocate fees, etc.

21. ENTIRE AGREEMENT:

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter

For R S Stanes Pvt. Ltd


Authorized Signatory

Signature of Allottee(s)

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.

22. RIGHT TO AMEND:

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

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

It is clearly understood and agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Unit and the Project shall equally be applicable to and enforceable against and all occupants, tenants, licenses and /or subsequent allottee(s)/ assignees / nominees / endorser / family members of the Allottee(s) of the Unit, in case of a transfer, as the said obligations go along with the Unit for all intents and purposes irrespective of the fact whether the entry of such occupants, tenants, licenses and /or subsequent allottee(s)/ assignees / nominees / endorser / family members of the Allottee(s) in the Unit is permissive or hostile.

24. BROKERAGE:

In case the Allottee(s) has to pay any commission or brokerage to any person or services rendered by such person to the Allottee(s) whether in or outside India for acquiring the Unit for the Allottee(s), the Promoter shall in no way whatsoever be responsible or liable thereof and no such commission or brokerage shall be deductible from the amount of sale price agreed to be payable to the Promoter for the Unit.

25. REFUND OF AMOUNTS PAID DURING DEVELOPMENT

The Promoter shall be solely entitled to refund of all amounts/ deposits paid by the Promoter to various authorities in respect of the Project.

26. WAIVER NOT A LIMITATION TO ENFORCE:

26.1 The Promoter may, at their sole option and discretion, without prejudice to their rights as said out in this Agreement, expressly waive the breach by the Allottee(s) in not making payments as per the Payment Plan including waving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee(s) that exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottee(s).

26.2 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. Accordingly, any waiver by any party shall be in writing.

27. SEVERABILITY:

For RS Stensee Pvt. Ltd


Authorized Signatory
Signature of Promoter

Signature of Allottee(s)

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to the conform to the Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

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

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/Super Built Up Area of the Unit bears to the total Carpet Area/Super Built Up Area of all the Apartments in the Project, as the case may be.

29. FURTHER ASSURANCES:

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

30. PLACE OF EXECUTION:

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

31. NOTICES:

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

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

32. JOINT ALLOTTEE:

For RS Stanzas Pvt. Ltd


Authorized Signatory
Signature of Promoter

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

33. SAVINGS:

Any application, letter, allotment letter or any other document signed by the Allottee(s) in respect of the Unit prior to execution and registration of this Agreement for Unit shall not be construed to limit the right and interests of the Allottee(s) or the Promoter under this Agreement, under the Act, rules or regulations made thereunder.

34. GOVERNING LAW:

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.

35. DISPUTES:

- a) All or any disputes arising out of or touching upon or in relation to the terms of this Agreement/allotment letter or its termination including the interpretation and validity thereof and the respective rights and obligations of the Parties shall be settled amicably by mutual discussions between the Parties, failing which the issues shall be settled in the manner as provided under the Act.
- b) In case of non-compliance of any obligation cast upon the Promoter or the Allottee(s), as the case may be, under the Act or rules and regulations made thereunder or this Agreement, the aggrieved party may approach the Regulatory Authority for relief in the manner as provided under the Act.

IN WITNESS WHEREOF parties herein above named have set their respective hands and signed this Agreement for sale at Alwar in the presence of attesting witness, signing as such on the day first above written.

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

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

For R G Stones Pvt. Ltd


Authorized Signatory
Signature of Promoter

Signature of Allottee(s)

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

<u>Promoter</u>
For and on behalf of M/s. R.S. Stones Pvt. Ltd.
Name
Signature
Designation

<u>WITNESSES</u>
1- Signature
Name
Address
2- Signature
Name
Address

For RS Stones Pvt. Ltd



Authorized Signatory
Signature of Promoter

SCHEDULE-A

(Description of the Allottee(s))

[if the Allottee is an individual]

Mr./Mrs./Ms. _____ Aadhar No. _____

Son/Daughter/Wife of Mr. _____

aged about ____ years r/o Plot No. _____

Income Tax Permanent Account No. (PAN) _____

JOINTLY WITH *(if applicable)*

Mr./Mrs./Ms. _____ Aadhar No. _____

Son/Daughter/Wife of Mr. _____ Aged

about ____ years R/o _____

Income Tax Permanent Account No. _____

[Hereinafter jointly and severally referred to as the "*Allottee(s)*" which expression shall unless repugnant to the context or meaning thereof be deemed to include his / her / their legal representative(s), administrator(s), executor(s), successor(s) and permitted assignee(s)]

SCHEDULE-B

(Description of the Building)

Building/tower/block No. _____ in the Project comprising of Stilt + 09 Floors, where the Allottee(s) has been allotted his Unit.

For R S Stones Pvt. Ltd

[Signature]
Authorized Signatory
 Signature of Promoter

The terms and conditions of this Agreement to Sell have been read and understood by me/us and I/we hereby accept the same

Signature of Allottee(s)

Page 29 of 35

SCHEDULE-C
(Description of Scheduled Land)

Name of Revenue village and Tehsil	Khasra No.
Village Bahalla, Tehsil Ramgarh, District Alwar, Rajasthan.	2031/395, 2032/396, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 401/2003
Total Area	Lease Deed was issued for 32557.00 Sq. Mtrs., Scheduled Land for the project is 15627.36 Sq. Mtrs.

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

- In North -
- In South -
- In East -
- In West -

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

4. Other details of the location of the Project:

5. Location Map

For RS Stones Pvt. Ltd


Authorized Signatory

Signature of Promoter

The terms and conditions of this Agreement to Sell have been read and understood by me/us and I/we hereby accept the same

Signature of Allottee(s)

SCHEDULE-D

(Address where notice(s) is to be posted)

M/s R.S. Stones Pvt. Ltd.	Allottee(s)
Registered office: 619/19, Chhattarpur, Main Road, New Delhi-110074 Head office : Opposite J.S. Fourwheels Motors, Old Delhi Road, Alwar, Rajasthan-301001	

SCHEDULE-E

(Description of the Unit)

- (i) Apartment No. _____;
- (ii) Floor No. _____ of the Building;
- (iii) Carpet Area _____ sq. ft. and exclusive balcony area of _____ sq. ft.;
- (iv) Built-Up Area _____ sq. ft.
- (v) Super Built Up Area _____ sq. ft.
- (vi) Type of Apartment _____

SCHEDULE-F

(Floor Plan of the Apartment and Block/ Tower in the Project)

For R S Stones Pvt. Ltd


Authorized Signatory

Signature of Promoter

The terms and conditions of this Agreement to Sell have been read and understood by me/us and I/we hereby accept the same

Signature of Allottee(s)

SCHEDULE-G

(Details of Common Areas, facilities and amenities of the Project)

1. Scheduled Land
2. Staircase and landings on all the floors including main entrance lobby.
3. Common passage on the Ground Stilt Floor.
4. Water pipes and other plumbing installation from/for the Overhead/Underground Tank.
5. Water tanks for storage and supply of the water.
6. Electric wiring, meters and fittings, electric panel (including those as are installed for any particular Flat), Transformer etc.
7. Light and electrical fittings in the aforesaid common parts.
8. Boundary wall.
9. Main Entrance Gate(s) for Entry and Exit in the Said building.
10. Bore-well (if any) and pump.
11. Common Toilets & lobbies, if any.
12. Lift and its machineries, if any.
13. Generator etc (if any).
14. Power Back-Up for Common Areas, if any.

For RS Stenees Pvt. Ltd


Authorized Signatory

Signature of Promoter

The terms and conditions of this Agreement to Sell have been read and understood by me/us and I/we hereby accept the same

Signature of Allottee(s)

SCHEDULE-H

(Detailed Plan of Development Works to be undertaken)

The Promoter has conceived a detail plan of following development works to be developed in various phases in the Whole Project including the said Project:

- i) **Fire Fighting Facilities-** Fire-Fighting equipment/facilities will be provided in the whole project as per NBC guidelines/Local Fire Authority.
- ii) **Water Supply-** The provision for water supply is being done as per the prevailing norms. Supply from PHED and/or other concerned departments shall take place in due course and therefore till the time water shall be obtained through water tankers by the allottees.
- iii) **Emergency Evacuation Services-** It has been proposed to provide 2 staircases (1 normal staircase and 1 fire escape staircase) of appropriate width in accordance with the NBC guidelines.
- iv) **Rain Water Harvesting** -Water from all open areas including terrace shall be collected through designed storm water system, which shall recharge the ground water as per norms.

For R S Stanes Pvt. Ltd

Authorized Signatory

Signature of Promoter

The terms and conditions of this Agreement to Sell have been read and understood by me/us and I/we hereby accept the same

Signature of Allottee(s)

SCHEDULE-I
(Details of Advance Payment)

The Allottee(s) has paid Rs. _____/- (Rupees _____ only) to the Promoter as advance at the time of booking vide application/booking form no. _____ dated _____.

SCHEDULE-J
(Payment Details)

➤ **Details of Basic Sale Consideration and Additional Payments:-**

The basic sale consideration of the Unit is Rs. _____/- (Rupees _____ only), including consideration for exclusive balcony ("Basic Sale Consideration").

The Basic Sale Consideration of Unit does not include and thus, the Allottee(s) shall additionally bear and pay following taxes, charges, deposits, etc ("Additional Payments"):

- a) Interest free maintenance security deposit ("IFMD")Rs. _____/- (Rupees _____ only) calculated @ Rs. _____/- (Rupees _____ only) per sq. ft. of Super Built Up Area;
- b) Service Tax/GST of Rs. _____/- (Rupees _____ only);

The aggregate of Basic Sale Consideration of Unit and Additional Payments in respect of the Unit is Rs. _____/- (Rupees _____ only) ("Total Payable Amount").

➤ **Balance Consideration:-**

The Allottee(s) hereby agrees to pay balance amount of Rs. _____/- (Rupees _____ only) of the Total Payable Amount.

➤ **Payment Schedule:-**

For RS Stones Pvt. Ltd


Authorized Signatory

Signature of Promoter

The terms and conditions of this Agreement to Sell have been read and understood by me/us and I/we hereby accept the same

Signature of Allottee(s)

Stage of development works and completion of Unit	Percentage of the Total Price as calculated under Term & Conditions No.	Installment Amount in Rs.	Period within which the Installment is to be paid by the Allottee(s)

SCHEDULE-K

(Specifications, facilities, amenities which are part of the Unit which shall be in conformity with the advertisement, brochure etc circulated by the promoter at the time of booking of the Apartments in the Project)

SCHEDULE-L

(Specifications, Salient Features, facilities, amenities, internal / external development works etc., which are part of the Project which shall be in conformity with the advertisement, brochure etc circulated by the promoter at the time of booking of the Apartment in the Project)

SCHEDULE-M

(Stage Wise Time Schedule of Completion of Project)

S. No.	Stage of development works and completion of Unit	Percentage of Completion of the Work	Date by which the works are to be completed

SCHEDULE-N

(Details of specification of material used in construction)

Annexure-I

(Approved layout plan of the Project)

Annexure-II

Layout plan of Unit

For RS Stones Pvt. Ltd


Authorized Signatory

Signature of Promoter

The terms and conditions of this Agreement to Sell have been read and understood by me / us and I / we hereby accept the same

Signature of Allottee(s)