



AFFIDAVIT

I, Balchand Chordia Son of Shri Chand Mal Chordia, aged 57 years, R/o. 3-E-15,16, R.C. Vyas Colony, Bhilwara – 311001, duly authorized by the promoters of M/s. GTextile Trade Center, promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

- 1) That we have applied for registration of our project “ANUKAMPA RETREAT TOWER-D” at Plot No.44 to 46 & 49 to 51 at aaraji No.2774,2775,3730/2779, Jambeshwar Nagar, Bhilwara-311001, State- Rajasthan under the provision of the Real Estate Regulation and Development Act,2016 read with Rajasthan Real Estate (Regulation and Development) Rules,2017.
- 2) That the draft Agreement for Sale attached with our aforesaid application is based on model draft given as form G in the Rajasthan Real Estate (Regulation and Development) Rules, 2017.
- 3) That the draft agreement for sale is not in derogation of or inconsistent with the Real Estate Regulation and Development Act, 2016 and the rules made thereunder.

For Textile Trade Center

Partner

Deponent

I, Balchand Chordia Son of Shri Chand Mal Chordia, aged 57 years, R/o. 3-E-15,16, R.C. Vyas Colony, Bhilwara – 311001, do hereby verify that the contents in para No. 1 to 3 of my above Affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

For Textile Trade Center

Partner

Deponent

Verified by me at Bhilwara on this 30th October, 2017

Date 30.10.17
Deponent Sworn and Signature before
me and Admitted the Contents to be
True Hence Attested identified by...

KAILASH AGGARWAL
NOTARY PUBLIC
31-10-17

FORM -G
[SEE RULE - 9]

AGREEMENT FOR SALE

Affix Color Photograph of Allottee with signature across the photograph	Affix Color Photograph of the authorized signatory of promoter with signature across the photograph
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This Agreement for Sale (hereinafter referred to as "**Agreement**") is executed at Bhilwara on this _____ day of _____ 201__ by and between:

BY AND BETWEEN

Textile Trade Center (PAN No. AACFT9416B), having its registered office at , 30 A, Heera Panna Market, Pur Road, Bhilwara – 311001 through its Partner (authorised representative) Mr. **Balchand Chordia** S/o. **Chandmal Chordia** R/o. **3 E 15-16, R. C. Vyas Colony, Bhilwara** (Aadhar No **5254 8462 2680**) duly authorised vide partners 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**"

INTERPRETATIONS/ DEFINITIONS:

- (1) In the Agreement, the following expressions unless repugnant to the context shall have the meaning assigned thereto-
- (a) "Act" means the Real Estate (Regulation and Development) Act, 2016;
 - (b) "Built-up area" means the sum of area of the Apartment or Flat. It shall include area encompassed within the walls of Apartment or Flat, all balconies, whether covered or un-covered, and thickness of wall. In case there be a common wall only 50% of thickness of such wall shall be taken in consideration for calculating the built-up area;
 - (c) "Interest" means the interest payable at the rate specified in rule 17 of the rules;
 - (d) "Para" means a Para of this Agreement;
 - (e) "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;
 - (f) "Regulation" means the Regulation made under the Act;
 - (g) "Rules" means the Rajasthan Real Estate (Regulation and Development) Rules, 2017;
 - (h) "Schedule" means the Schedule attached to this Agreement; and
 - (i) "Section" means the section of the Act.
- (2) 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. A Patta dated 31.01.2002 bearing No. 2002/1083 was issued by "Nagar Vikas Nyas, Bhilwara" (UIT) in the name of the Land Owner / Promoter i.e. M/s. Textile Trade Center, in respect of plot of land admeasuring 1122.20 Sq. Mtrs., corresponding to Aaraji No.2774, 2775, 3730/ 2779, situated at Village- Pansal, Dist. Bhilwara, which was registered in the office of Sub-Registrar, Bhilwara on dated 07-05-2002 in Book No.1, Volume No.529, Serial No 2424, Page No. 24, and Additional Book No.1, Volume No. 159 Page No 94 to 97.

Then Conversion of Land use from residential to commercial with भू.उ.प. / 15/2292-95 dated 16-11-15 by UIT which was registered in the office of Sub-Registrar, Bhilwara on dated 06-06-2016 in Book No.1, Volume No.338, Serial No 201603026105345 Page No. 21, and Additional Book No.1, Volume No. 1350 Page No 253 to 265.

Then Sansodhan in site plan & Plot area was issued by UIT admeasuring 1005.49 Sq. mtr (10815 Sq Ft) (more particularly detailed in Schedule-C attached hereto and hereinafter referred to as "Scheduled Land") which was registered in the office of Sub-Registrar, Bhilwara on dated 09-08-2017 in Book No.1, Volume No.24,

- B. Accordingly, the Land Owner/Promoter became the absolute owner of the Scheduled Land and has legal title to the Scheduled Land with legally valid documents, further, the Land Owner is in the lawful possession of the Scheduled Land and the Scheduled Land is free from all encumbrances.
- C. Except as mentioned hereinabove, the Scheduled Land is free from all encumbrances and is earmarked for the purpose of development of a residential group housing buildings comprising of Apartments and Common Areas and Facilities of the Project to be known as **"ANUKAMPA RETREAT TOWER-D"**
- D. 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 the project being developed upon Scheduled Land is fully described in Schedule-C.
- E. The Project has been registered with the Real Estate Regulatory 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.
- F. The following approvals and sanctions have been obtained in respect of the Project:
- i. The approved layout plan of the Project issued by the "Nagar Vikas Nyas, Bhilwara" (UIT) vide Letter No.3743 dated.11.09.2017. 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 upto 15 meters height (Basement + Stilt + 04 floor) under the applicable Laws.
- G. 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.
- H. 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, use or renewable energy etc. as provided in clause € of sub section 2 of section 4 of the Act have been specifically provided under **Schedule-H**.

- I. The details of salient features of the Project including access to the Project, design for electric supply including street lighting, water supply arrangements proposed to be provided in the Project have been specifically provided in **Schedule-L** attached hereto.
- J. The details of specifications of material used / to be used in construction of the Project have been specifically provided in **Schedule-M** attached hereto.
- K. 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.
- L. The Promoter has opened account in STATE BANK OF INDIA, Branch Bhopal Ganj, Bhilwara – 311001, for the purpose of covering the cost of construction and the Land cost as provided in sub-clause (D) of clause (I) of sub-section (2) of section 4 of the Act.
- M. The Promoter are 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.
- N. The Allottee(s), being aware of the Project and details given above as well as in the Brochure. 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.
- O. The Promoter has 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-III** and more particularly described in the Schedule-E attached herewith and hereinafter referred to as the “**Unit**”)
- P. The details of floor plan of the Unit and Project is given in **Schedule-F**
- Q. 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.

- R The Promoter has not made any other promises, assurances, representation 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.
- S. 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.

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

1. **TERMS:**

- (1.1) Subject to the term and conditions as detailed in this agreement, the Promoter hereby agrees to sell to the allottee(s) and allottee(s) hereby agrees to purchase and received the unit.
- (1.2) 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.
- (1.3) 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 and payable by Allottee(s) until the Common Areas and Facilities of the Project are not taken over by the Resident's Association.

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.

- (1.4) 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.

- (1.5) 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 authority, from time to time. The owner & developer 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 owner & developer 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.

- (1.6) As more particularly mentioned in Schedule-I, the Promoter has already received as advance/ booking amount from Allottee(s) a sum out of the Total Payable Amount and the Allottee(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.

- (1.7) The Promoter shall not make any addition and alteration in the Approved plans and specifications and the nature of fixtures, fittings and amenities described herein at Schedule 'K' in respect of the Unit 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)

- 1.7 The Promoter shall confirm to the final carpet areas that has been allotted the Allottee after in construction of the building is complete. If there is reduction in the carpet area than the Promoter shall refund the excess money paid by Allottee 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 at proportion to Total Payable Amount as agreed in Schedule -J
- 1.8 Subject to clause 8.3 the Promoter agrees and acknowledges that after registration of Conveyance Deed of the Unit, the Allottee 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 Resident'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 Apartment 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, marbles, tiles, doors, windows, fire detection and fire-fighting 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 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.

1.9 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.

1.10 That the Project shall always be known as "Anukampa Retreat" 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 milestone, 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 favour of "TEXTILE TRADE CENTER", payable at Bhilwara. The receipt will be valid only after realization of the said cheque/ demand draft/banker's cheque and effect of the credit in account of the Promoter. However, the date of credit shall be deemed to be date of payment of installment, by the Allottee(s).

3. ADJUSTEMENT / 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:

For Textile Trade Center

- 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 Resident's 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 has seen, understood and accepted the Approved plans, Payment Plan, specifications, amenities and facilities of the 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 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 and the common areas and Facilities of the Project to the Resident's 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 the 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 the Project with all specifications, amenities and facilities of the Project in 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 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 with interest (computed at the Interest Rate) within forty-five days from the date on which termination became effective.. 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.

- 6.2 **Procedure for execution of Conveyance Deed of the Unit and taking possession:-** The Promoter within 60 days of obtaining the occupancy certificate from the competent authority shall vide offer letter offer ("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 agree and undertakes to indemnify the Allottee(s) in case of failure on 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 Promoter shall handover the occupancy certificate of the Apartment to the 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 Resident's 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 realized 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

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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 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 has been and shall, at 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 has 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 has 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 Resident's 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.
- (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, premium, 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 or possession of the Unit along with Common Areas and Facilities of the Project (equipped with all specifications, amenities, and facilities) has been offered to the Allottee(s) and Resident's 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 fail 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 completion certificate, as the case may be, has been issued by the competent authority;
- (ii) Discontinuance of the Promoter business as a developer on account of suspension or revocation or expiry of his registration under the provisions of the Act or rules or regulations made thereunder.

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 followings:-

- (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 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) In case of default by Allottee under the conditions listed above continues for a period beyond ----- consecutive months after notice from the Promoter in this regard, the Promoter may cancel the allotment of the Apartment/ Plot 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:

Provided that the Promoter shall intimate the Allottee about such termination at least thirty days prior to such termination.

9. MAINTENANCE OF THE PROJECT:

That a Resident's 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 Resident's 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 Resident's Association. The Allottee(s) agrees and undertakes to abide by and comply with bye-laws and rules and regulation of such Resident's Association. Until the formation of the Resident's 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 Resident's 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 Resident's Association under the Applicable Laws to the Resident's Association, and the Resident's Association will take care of the Common Areas and Facilities of the Project. Allottee has to give maintenance charges of 6000/- on Quaterly basis (3 Months Maintenance) from date of possession to Promoter until society handover to Resident's Association.

10. 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 (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.

If Allottee(s) buys only structure part which include Column, Slab, Brick Masonary, Internal Plaster, External plaster, External Color work and other finishing work like Plumbing, Electrical, Tiling, Granite, doors, etc done by Allottee(s), then defect liabilities of these will not be cover by promoter.

11. RIGHT TO ENTER THE UNIT FOR REPAIRS:

The Promoter / Resident's Association shall have right of unrestricted access of all Common Areas and Facilities of the Project for providing necessary maintenance services and Allottee(s) agrees to permit the Promoter / Resident's 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.

12. 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 Resident's Association for rendering maintenance services.

13. GENERAL COMPLIANCE WITH RESPECT TO THE UNIT:

- (i) That if the Allottee(s) wishes to assign the booking/allotment in favour of another person, the transfer will be allowed only after payment of Rs. 40/- per sq. ft. as transfer fee. Such Transfer will be done only after receipt of 75% Basic Sale Consideration of Unit by Promoter. Any transfer to grandmother, grandfather, father, mother, brother, sister, wife, Son, daughter, grandson, and granddaughter shall be exempted from the transfer fee. Valid documents in respect of transfer as per transfer policy of the Promoter on case to case basis may be required. In case of such transfer, the Allottee(s) shall be solely responsible for all the cost and expenses, including, income tax, stamp duty and registration charges, etc. in respect of such transfer.
- (ii) The Allottee(s) shall be solely responsible for taking insurance of the Unit and goods in the Unit at its own cost and expenses.

- (iii) 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 addition to the Unit, and keep the Unit, its walls and partitions, sewers, drains, pipes and appurtenances thereto or belonging thereto in good and tenantable 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.
- (iv) 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 of the building. The Allottee(s) shall also not remove any wall, including the outer and load wall of the Unit.
- (v) 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 Resident's Association and nowhere else. The non-observance of the provisions of this clause shall entitle the Promoter or Resident's Association, as the case may be, to enter the Unit, If necessary and remove all non-confirming fittings & fixtures at the cost and expenses of the Allottee(s).
- (vi) 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.
- (vii) 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 or immoral purpose.
- (viii) 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.
- (ix) 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.

- (x) The Allottee(s) shall plan and distribute its electric load in conformity with the electric systems installed by the Promoter and thereafter the Resident's Association and / or maintenance agency appointed by the Resident's Association. The Allottee(s) shall be solely responsible for any loss or damages arising out of breach of any of the aforesaid conditions.
- (xi) 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 / Resident's Association and the Promoter / Resident's Association may permit the same subject to appropriate conditions.

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

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

15. 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.

16. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE ON UNIT

After the Promoter executes this Agreement he shall not mortgage or create a charge on the said Apartment/ Plot/ Building 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 for charge shall not affect the right and interest of the Allottee(s) who has taken or agreed to take such Apartment/ Plot/ Building.

17. 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 ----- (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 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.

18. 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 Apartment/ Plot/ Building, as the case may be.

19. RIGHT TO AMEND :

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

20. 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 Apartment/ Plot and the Project shall equally be applicable to and enforceable against and by any subsequent Allottee of the Apartment/ Plot, in case of a transfer, as the said obligations go along with the Apartment/ Plot for all intents and purposes.

21. WAIVER NOT A LIMITATION TO ENFORCE:

- (a) 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 Payment plan including waving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee shall not be constructed to be a precedent and / or binding on the promoter to exercise such discretion in the case of other Allottee(s).
- (b) Failure on part of the Parties to enforce at any time or for any period of time the provisions hereof shall not be constructed to be a waiver of any provisions or the right thereafter to enforce each and every provision. Accordingly, any waiver by any party shall be in writing.

22. SEVERABILITY

If any Provision of this agreement shall be determined to be void or unenforceable under the act or the rules and regulations made thereunder or under other applicable laws, such provisions of the agreement shall be deemed amended or deleted in so far

as reasonably inconsistent with the purpose of this agreement and to the extent necessary to the confirm 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.

23. 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.

24. FURTHER ASSURANCES :

Both Parties agree that they shall execute, acknowledge and deliver to the other such Instruments and take such other actions, in addition to the instrument and action 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 to any such transaction.

25. 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-registered at the office of the sub registrar at Bhilwara District (specify the address of the Sub-Registrar) Hence this Agreement shall be deemed to have been executed at Bhilwara.

26. 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 notices 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 specific 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 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 case may be.

27. JOINT ALLOTTEES :

That in case there are joint Allottees, all communication shall be sent by the promoter to the Allottees whose name appears first and at the address given by Him/Her which shall for intents and purpose to consider as properly served on all the Allottee(s).

28. NRI ALLOTTEES:

The Allottee(s) if resident outside india, shall be solely responsible for complying with the necessary formalities as laid down in foreign exchange management act, 1999 ('FEMA'), Reserve bank of india Act 1934 ('RBI Act') and the rules and regulation made there under or any statutory amendments or modification made thereof and all other applicable laws including that of remittance of the 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.

29. SAVINGS:

Any application letter, allotment letter or any other document signed by the Allottee(s) in respect of the unit prior to the execution and registration of this agreement for Unit shall be construed to the limit right and interests of the Allottee(s) or the promoter under this agreement under the act, rules or regulations made thereunder

30. GOVERNING LAW:

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

31 DISPUTES :

All or any disputes arising out of or touching upon or in relation to the terms of this agreement/allotment letter or its termination including the interpretation and validity thereof and the respective rights and obligation of the parties shall be settled amicably by the mutual discussions between the parties, Failing which the issue shall be settled in the manner as provided under the act.

In case of non-compliance of any obligation cast upon the promoter or the Allottee(s), as case may be under the act or the rules and regulations made thereunder

or this agreement the aggrieved party may be approach the regulatory authority for relief in the manner as provided under the act. under the act

IN WITNESS WHEREOF parties herein above named have set their respective hands and signed this Agreement for sale at Bhilwara 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 witness 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)

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

Promoter For and on behalf of M/s. TEXTILE TRADE CENTER
Name
Signature
Designation

WITNESSES
1- Signature
Name
Address
2- Signature
Name
Address

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. Plot No.....

.....

.....

...

Income Tax Permanent Account No. (PAN).....

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 principle place of business at (PAN-.....) through the partner

Mr./Ms.....(Aadhar No.

.....) duly authorized vide authority letter dated.....

passed and signed by all the partners constituting the firm (Copy enclosed)

OR

[if the Allottee is a company]

For Textile Trade Center


Partner

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
..... (Copy enclosed)

OR

[if the Allottee is a HUF]

Mr./Ms..... Aadhar No.....
Son/Daughter/Wife of Mr.....
aged about..... years for self and as the Karta of the HUF, having its place of business/
residence at (PAN-)

[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 D in the Project comprising of Basement + Stilt + 04 Floors,
Floors, where the Allottee(s) has been allotted his Unit.

SCHEDULE-C
(Description of Scheduled Land)

Name of Revenue village and Tehsil	Aaraji No.
Plot No 44 To 46, 49 to 51, Pansal, Bhilwara-311001	2774, 2775, 3730/2779

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

In North	-	Road
In South	-	Road
In East	-	Plot No. 43 & 52
In West	-	Road

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

Longitude	Latitude
25.344307219403447	74.6180234849453
25.344193288942137	74.61829170584679
25.344384789017845	74.61839899420738
25.344496295251368	74.618149548769

4. Other details of the location of the Project:

Plot No 44 to 46, & 49 To 51, At Aaraji No 2774, 2775, 3730/2779 Jambeshwar Nagar, Bhilwara-311001

For Textile Trade Center

Partner

For Textile Trade Center

Partner

SCHEDULE-D

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

Promoter	Allottee(s)
M/s. Textile Trade Center "ANUKAMPA RETREAT" Shop No 30, Heera Panna Market, Pur Road, Bhilwara 311001	

SCHEDULE-E

(Description of the Unit)

- (j) 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.

For Textile Trade Center


Partner

SCHEDULE-F

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

For Textile Trade Center



SCHEDULE-H

(Detailed Plan of Development Works to be under taken)

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) **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.

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 Payment:-

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) 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")

For Textile Trade Center


Partner

Balance Consideration:-

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

Payment Schedule:-

Sr No	Stage of development works and completion of Unit	% of the Total Price as Calculated	Installment Amount in Rs.	Period within which the Installment is to be paid by the Allottee(s)
1	At the time of booking	10 %		
2	On Casting of Basement Slab	5 %		
3	On Casting of First Floor Slab	15 %		
4	On Casting of Second Floor Slab	15 %		
5	On Casting of Third Floor Slab	10 %		
6	On Casting of Fourth Floor Slab	10 %		
7	On Completion of Masonry work of Flat	10 %		
8	On Completion of Flooring work of Flat	10 %		
9	On Possession	15 %		

For Textile Trade Center


Partner

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))

UNIT SPECIFICATION (ANUKAMPA RETREAT TOWER-D)

LIVING/DINING , MASTER BEDROOM , OTHER BEDROOMS	
Flooring	Premium Vitrified / Ceramic Flooring
Skirting	Tile Profile
Walls Finishes	Plaster with wall Putty & Primer
Ceiling	Plaster with Wall Putty & Primer

TOILETS	
Flooring	Ceramic Tiles
Wall Finishes	Ceramic Tiles up to Lintel height & rest Plaster with Putty
Sanitary Fittings	Anglo Indian Sheet floor mounted in common Toilet, Wall hung WC fittings in other toilet, basin in all the Bathrooms of renowned Brands.
CP Fittings	CP fittings of premium quality of brands.

KITCHEN	
Flooring	Vitrified / Ceramic Tiles
Skirting	Tile profile
Wall Finishes	Plaster
Counter Top	Granite
Fittings	Stainless Steel sink and C.P. Fittings

BALCONY	
Flooring	Ceramic Tiles
Skirting	Tile profile
Hand Rail	M.S. finish with Oil paint.

DOORS AND WINDOWS	
Main Door	Flush door on both side Laminates / Ready Made Designer Flush door / equivalent
Other Doors	Flush door with laminate on both sides.
Windows	Aluminum Anodized / Aluminum Powder Coated / UPVC
Ventilators	Aluminum Anodized / Aluminum Powder Coated / UPVC

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)

COMMON LOBBY	
Flooring	Premium Class tiles / Natural stone
Skirting	Tile / natural stone profile
Wall Finishes	Plaster with POP and Emulsion paint
Ceiling	Plaster with POP

STAIRCASE	
Riser and Tread	Natural stone
Hand Rail	M.S. Railing with oil Paint

COMMON FACILITIES	
Building & Services	
1	Power Back up common areas
2	CCTV camera at Entrance
3	Lifts
4	Rain Water Harvesting System

ELECTRICALS	
High side Electrical equipment – Transformer , Panels etc. of requisite designed capacity	
Electrical Fittings & Concealed Copper Wiring in PVC Conduit	
16 Amps Sockets for Geysers in Toilets and 25 Amps DP switches for Air Conditioners in all Bedrooms.	
Adequate Nos. of 6 Amps sockets & 16 Amps sockets in kitchen	
Adequate 10 Amps Plug Sockets in each Room. Multiple Socket in Living Room for connections to TV, Stereo and other equipment.	

STRUCTURE AND SERVICES	
Energy efficient, eco-friendly nominal design centralized grouped location of services installation to ensure easy maintenance, state of the art technology, fast track installation and compliance to all statutory regulations.	

For Textile Trade Center

SCHEDULE-M

(Details of specification of material used in construction)

Specification of material	
Cement	PPC cement
Steel	Fe 415 & Fe 500
C P Fittings	Renowned brands
Sanitary wares	Renowned brands
CPVC Pipes	Renowned brands
UPVC / SWR Pipes	Renowned brands
Tiles	Vitrified tiles
Wall Tiles	Ceramic tiles
Paint	Renowned brands
Passenger Elevator	Gearless elevator
Wires	FR grade
Transformer	Copper wound oil immersed / Dry Type
Diesel Generator	Air cooled

SCHEDULE-N

(Details of Parking earmarked for the Allottee(s))

.....Parking space earmarked for the Allottee(s) at and
has also been assigned parking space no.....

For Textile Trade Center


Partner

Annexure-I
(Approved layout plan of the Project)

For Textile Trade Center



Partner