



Affidavit cum Declaration

Ashiana Housing Limited (Promoter and POA Holder of M/s KGK Real Estate Private Limited) through its authorised signatory Samiksha Bansal D/o Shri N K Bansal having its office at 401, 3rd Floor Apex Mall, Tonk Road, Jaipur-302015, Rajasthan, do hereby solemnly declare, undertake and state as under:-

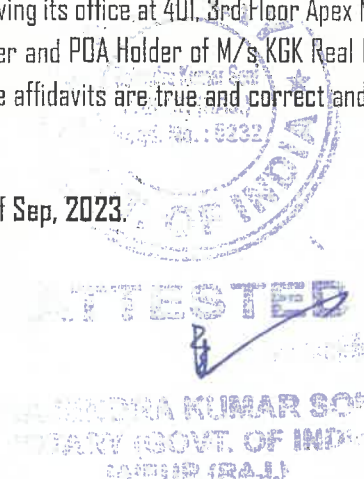
1. That we have applied for registration of our Project "**Ashiana Nitara Phase I and 1A**" situated at Khasra No. 876, 877, 878, 879, 880, 881, 881/2891, 882, 884, 885, 886, 887, 905, Village Bhankrota Kalan, Tehsil Sanganer, Jaipur, Rajasthan, under the provisions of the Real Estate Regulation and Development Act, 2016 read with the 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 provided as Form G under the Rajasthan Real Estate (Regulation and Development) Rules, 2017 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 and 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 there under.
4. That if any clause or portion of the Agreement for Sale is declared to be in violation of the Real Estate Regulation and Development Act, 2016 or Rajasthan Real Estate (Regulation and Development) Rules, 2017, the said clause or portion of Agreement for Sale shall be deemed to be non-existent and in such case clause of model Form G shall be applicable.

For Ashiana Housing Limited
[Signature]
Deponent
Authorised Signatory

Verification

I, Samiksha Bansal D/o Shri N K Bansal, having its office at 401, 3rd Floor Apex Mall, Tonk Road, Jaipur-302015, Rajasthan, on behalf of Ashiana Housing Limited (Promoter and POA Holder of M/s KGK Real Estate Private Limited) do hereby verify that the contents in Para No. 1 to 4 of my above affidavits are true and correct and nothing material has been concealed by me there from.

Verified by me at Jaipur on this 23rd day of Sep, 2023.



For Ashiana Housing Limited
[Signature]
Deponent
Authorised Signatory

30 SEP 2023

6781

20/12/23

क्रमांक

दिनांक

शुद्धक का मूल्य

क्रेता का नाम

पिता/पति का नाम

निवासी स्थान

बुद्धक खरीदने का कारण

अंतर सिंह

श्री. स्टाप्य विकता

ब्यापार विकास प्रोद्योगिकी

(ब्यापार धारा)

आशिषाना हाकिम 102

अमर

शुद्धक स्टाप्य अधिनियम, 1998 के	
स्टाप्य राशि पर प्रचारित अधिनियम	
1	आधारभूत बयसजना सुविधाओं का (धारा 3-क)-10% रूपरेखा
2	पार और उसकी नरत के सख्त और मर्यादित
3-ख	प्राकृतिक आपदाओं का मानक निर्धारण हेतु 20% रूपरेखा

ALLOTMENT LETTER
FOR ASHIANA NITARA PHASE I

Mr/Ms/Mrs _____

Dated: _____

Co- Appl. _____ (if, any)

SUBJECT: LETTER OF ALLOTMENT OF UNIT IN THE PROJECT NAMED "ASHIANA NITARA PHASE I"

Dear Ma'am/Sir,

We are delighted to inform you that you have been allotted a Unit bearing No. _____ against your application in ASHIANA NITARA PHASE I (hereinafter to be referred as the "Project") (being part of the Whole Project, i.e., ASHIANA NITARA) which is being developed upon Project Land admeasuring 15,214.8 Sqm., situated in Village Bhankrota Kalan, Tehsil Sanganer, District Jaipur, Rajasthan (hereinafter to be referred as the "Project Land") in accordance with terms and conditions of said Application Form and this Allotment Letter.

1. The Details of the Unit allotted are as under:

A.

Unit No	
Type	
Floor	
Number of Parking earmarked	
Type of Parking	

B.

AREA WISE DETAILS	SQM.	SQFT.
Carpet Area		
Balcony Area		
Built Up Area		
Super Area		

2. Total Price of the Unit / Flat is as under:

PARTICULARS	AMOUNT IN RS.
Cost of the Unit	
Less, Discount if any	
Total Price	

For Ashiana Housing Limited


 Authorised Signatory

Total Price in words (_____)

3. **Payment Schedule:**

PARTICULARS	AMOUNT (RS. _____)
On booking	
One month before possession	

Note-i) The Promoter offers various payment plans and the Allottee has the option to choose the plan he wishes to opt as per his convenience.

ii) Allotment of Unit is subject to realization of cheques paid by the Allottee

In addition to the Total Price, Allottee(s) shall be required to make the payment towards following –

- All taxes, including but not limited to GST and Cess or any other similar taxes which may be levied, in connection with the construction of the Said Project.
- Interest free reducible maintenance deposit, upfront maintenance charges, documentation charges, water charges, stamp duty, registration charges and any other charges applicable at the time of registration of this Agreement for Sale, Sale Deed, Sub- Lease Deed etc. in respect of the Unit.
- Interest free maintenance deposit is Rs. _____ payable at the time of Possession.
- Allottee shall sign the standard Agreement for Sale for the Project as and when requested by the Promoter to do so.
- According to Income Tax Act 1961, the Allottee of the property for which the sale consideration is of Rs. 50 lacs or more, becomes liable to deduct TDS u/s 194 IA @ 1% deposit & issue Form 16B.
- GST would be payable over and above 2/3rd of the total cost of the Unit. The current rate of GST is _____.
- Please note that any charges on delayed payment would be subject to GST whenever received.
- All payments shall be made through cheques / DD drawn in favour of _____ payable at Par. Alternatively you can deposit directly in bank or make online transaction (RTGS/NEFT transfers).
 - GST No: _____
 - Project Reg. No (RERA): _____
 - RERA website address: _____

Warm regards,

For Ashiana Housing Limited
(Authorized Signatory)

Note-Please call your Booking Officer for any query or mail us at care@ashianahousing.com.

For Ashiana Housing Limited


Authorised Signatory

Photograph
of auth.
signatory

Photograph
of first
allottee

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("Agreement") is executed at Jaipur, Rajasthan on this ____ day of ____ Two Thousand and Twenty-Three

BY AND BETWEEN

ASHIANA HOUSING LIMITED, (CIN: L70109WB1986PLC040864; PAN: AADCA9093P) a Company registered under the Companies Act, 1956, having its Registered Office at 5F, Everest, 46/C, Chowringhee Road, Kolkata – 700071, West Bengal and its Local Office at 402, 3rd Floor, Apex Mall, Lal Kothi, Tonk Road, Jaipur, Rajasthan (PAN - _____) through its Authorised Representative Mr. _____ (Aadhar No. _____) duly authorized *vide* Board Resolution dated _____ (ANNEXURE I) passed by the Directors of the Company, [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 their legal successor(s), administrator(s), executor(s) & permitted assignee(s) including those of the respective partners]

AND

KGK REAL ESTATE PRIVATE LIMITED (CIN: U45201RJ2006PTC023227, PAN: AADCK0418J), a Company existing under the Companies Act, 2013 having its Registered Office at D-45, Subhash Marg, C-Scheme, Jaipur- 302001, Rajasthan represented by its authorized signatory/Director, _____, son of _____, resident of _____ duly authorized *vide* resolution dated [•], hereinafter referred to as the "**OWNER**" (which expression shall unless repugnant to the context mean and include its successors, representatives and permitted assigns) of the **ONE PART**;

AND

Mr./Ms./Mrs. _____, Son/Daughter/Wife of Mr. _____, R/o _____ (PAN _____) jointly with Mr./Ms./Mrs. _____, Son/Daughter/Wife of Mr. _____, R/o _____ (Aadhar No. _____) (PAN _____); 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) of the **OTHER PART**

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

For Ashiana Housing Limited

Authorized Signatory

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) **"ALLOTTEE(s)"** means and includes:
 - (i) If the Allottee(s) is an individual then his/her legal successor(s), executor(s), administrator(s), legal representative(s), and permitted assignee(s);
 - (ii) If the Allottee(s) is a Hindu Undivided Family, then its karta and each of the member constituting HUF, their Heirs, executors, successors, administrators and permitted assignees;
 - (iii) In case the Allottee(s) is a Partnership Firm, then its partners for the time being, their respective legal successor(s), executor(s), administrator(s), legal representative(s) and permitted assignee(s) including those of the respective partners; and
 - (iv) In case the Allottee(s) is a limited company, then its legal successor(s), representative(s) and permitted assignee(s);
- c) **"APARTMENT"** shall mean a space in the Said Project/Whole Project intended and/or capable of being independently and exclusively occupied, having an entry and exit and includes a flat and all such units or spaces intended to be used for any residential or commercial use such as office, shop, convenient shopping in any part of the Said Project/Whole Project.
- d) **"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 Jaipur Development Act, 1959, Rajasthan Municipalities Act, 2009, Rajasthan (Disposal of Urban Land) Rules, 1974, Unified Building Bye Laws, 2017, Real Estate (Regulation & Development) Act, 2016, Rajasthan Real Estate (Regulation and Development) Rules, 2017, Rajasthan Apartment Ownership Act 2015 and any other law which may be promulgated or brought into force and effect hereinafter including 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 Said Project/Whole Project.
- e) **"ARCHITECT"** shall mean Ricky Mathur & Associates and/or such other person(s) and/or firm(s) and/or company(s) whom the Promoter may appoint from time to time as the architect for the Whole Project.
- f) **"AUTHORITY"** shall mean the Rajasthan Real Estate Regulatory Authority at Jaipur, Rajasthan.
- g) **"BUILDING"** shall mean the Building No./ Tower No./Villa No. _____ in the Said Project where the Allottee(s) has been allotted his "Apartment"/ Unit.
- h) **"BUILDING PLANS"** shall mean the plans and designs of buildings constructed or to be constructed on the Scheduled Land which has been duly approved by the Jaipur Development Authority ("JDA") vide Memo No. JVP/ Addl.MNN/ BPC (BP)/ 2023/ D-1042 dated 06.09.2023 including any variations therein which may subsequently be made by the Promoter and/or Architect(s) in accordance with Applicable Laws.
- i) **"BUILT UP AREA"** means the sum of area of the Apartment or Unit. It shall include area encompassed within the walls of Apartment or Unit, 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.

- j) **“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 open terrace which is appurtenant to the net usable floor area of an Apartment, meant for the exclusive use of the Allottee(s);
- k) **“ASHIANA NITARA PHASE I”** shall mean part and parcel of the Whole Project to be developed on one portion of the Scheduled Land admeasuring 13,880.80 Sqm. and Common Area and Facilities reserved for exclusive use of Residential Block, Limited Common Areas and Facilities reserved for exclusive use of villas, all improvements and structures thereon and all easements, rights and appurtenances belonging thereto and named as **“ASHIANA NITARA PHASE I”**.
- l) **“ASHIANA NITARA PHASE IA”** shall mean EWS and LIG units and shops forming part of the Whole Project to be developed on one portion of the Scheduled Land admeasuring **1,334 Sqm** and Common Area and Facilities reserved for exclusive use of shops, EWS/ LIG units, all improvements and structures thereon and all easements, rights and appurtenances belonging thereto and named as **“ASHIANA NITARA PHASE IA or EWS/ LIG AND COMMERCIAL BLOCK”**.
- m) **“ASHIANA NITARA PHASE I LAND”** shall mean land forming part of Scheduled Land admeasuring **13,880.80 Sqm.** on which Ashiana Nitara Phase I is being constructed and more fully shown in map in **PART II OF SCHEDULE A**.
- n) **“ASHIANA NITARA PHASE IA LAND”** shall mean land forming part of Scheduled Land admeasuring **1,334 Sqm.** on which Ashiana Nitara Phase IA is being constructed and more fully shown in map in **PART II OF SCHEDULE A**.
- o) **“COMMON AREAS AND FACILITIES OF THE WHOLE PROJECT”** shall mean such common areas, facilities, equipment and spaces in the Whole Project meant for common use of and enjoyment of all the occupants of the Whole Project (as defined herein-below) and more particularly detailed in the **PART I OF SCHEDULE D** attached hereto. However, such common areas and facilities, equipment and spaces shall be developed in different phases depending upon the phase in which they locate.
- p) **“COMMON AREAS AND FACILITIES RESERVED FOR THE EXCLUSIVE USE OF RESIDENTIAL BLOCK”** shall mean those common areas and facilities which are designated in writing by the Promoter before the allotment, sale or transfer of any apartment as reserved for exclusive use of Residential Block to the exclusion of EWS/LIG and Commercial Block as detailed in **PART II OF SCHEDULE D**.
- q) **“COMMON AREAS AND FACILITIES RESERVED FOR THE EXCLUSIVE USE OF ASHIANA PHASE IA OR EWS/LIG AND COMMERCIAL BLOCK”** shall mean those common areas and facilities which are designated in writing by the Promoter for the exclusive use of Ashiana Nitara Phase IA Block as detailed in **PART III OF SCHEDULE D**.

- r) **“COMMON AREAS AND FACILITIES OF THE WHOLE PROJECT TO BE DEVELOPED WITH THE SAID PROJECT”** shall mean such common areas, facilities, equipment and spaces forming part of the Whole Project which are to be developed within the Said Project and more particularly detailed in the **PART- I OF SCHEDULE- E** attached hereto.
- s) **COMMON AREAS AND FACILITIES RESERVED FOR USE OF RESIDENTIAL BLOCK TO BE DEVELOPED WITH SAID PROJECT** shall mean those common areas and facilities which are designated in writing by the Promoter before the allotment, sale or transfer of any apartment as reserved for use of Residential Block to the exclusion of Ashiana Nitara Phase IA or EWS/LIG and Commercial Block as detailed in **PART II OF SCHEDULE E**.
- t) **COMMON AREAS AND FACILITIES RESERVED FOR USE OF EWS/LIG AND COMMERCIAL BLOCK I.E ASHIANA NITARA PHASE IA TO BE DEVELOPED WITH SAID PROJECT** shall mean those common areas and facilities which are designated in writing by the Promoter before the allotment, sale or transfer of any apartment as reserved for use of EWS/LIG and Commercial Block to the exclusion of Residential Block as detailed in **PART III OF SCHEDULE E**.
- u) **“DELAY PAYMENT CHARGES”** means the charges payable by the Allottee(s) to the Promoter for delay in payment of any due amount, instalment, charges etc. at the rate of State Bank of India highest marginal cost of lending Rate plus two (2) percent or such other rate as may be applicable from time to time as per the Act and Rules for Interest made thereunder. The rate as prevailing on the date of launch of the project will be applicable.
- v) **“EARNEST AMOUNT”** shall mean and include 10% of the Total Price of the Unit.
- w) **“FUTURE DEVELOPMENT”** of the Residential Block shall mean Tower No. B1 to B7 along with Common Areas and Facilities reserved for Residential Block forming part of Future Development as demarcated and shown in **PART III OF SCHEDULE A**.
- x) **“INTEREST RATE”** means the State Bank of India highest marginal cost of lending Rate plus 2 (two) percent or such other rate as may be applicable from time to time as per the Act and Rules. The rate as prevailing on the date of launch of the Said Project will be applicable.
- y) **“LIMITED COMMON AREAS AND FACILITIES OF APARTMENT IN THE WHOLE PROJECT”** means those common areas and facilities which are designated in writing by the Promoter before the allotment, sale or transfer of any apartment as reserved for use of certain apartment or apartments to the exclusion of the other apartments as detailed in **Clause 1.19**.
- z) **“OWNERS ASSOCIATION”** shall mean “Ashiana Nitara Owners’ Association”, i.e., an association formed/to be formed by the Owners of the units/Apartments in **Ashiana Nitara**, for the Residential Block, as per Clause (e) of Sub- Section (4) of Section 11 of the Act. There will be a separate association for the shops and EWS/LIG units being developed in the Whole Project.

Or

OWNERS ASSOCIATION” shall mean “Ashiana Nitara Phase IA Owners’ Association”, i.e., an association formed/to be formed by the Owners of the units/Apartments in **Ashiana Nitara Phase IA**, for EWS/LIG and Commercial Block, as per Clause (e) of Sub- Section (4) of Section 11 of the Act. There will be a separate association for the Residential Block being developed in the Whole Project.

- aa) **"PROJECT LAND"** shall mean land admeasuring **15,214.8 Sqm.**, forming part of Scheduled Land, on which the Said Project is being developed and more fully described in **PART IV OF SCHEDULE A**.
- bb) **"PARA"** means Para of this Agreement.
- cc) **"REGULATION"** means regulations made under the Act;
- dd) **"RESIDENTIAL BLOCK"** shall mean part of the Whole Project to be developed on one portion of the Scheduled Land, comprising 56 Nos. of Villas and S+14 kind of residential apartment in Building Block **B-1, B-2, B-3, B-4, B-5, B-6 And B-7**, Common Area and Facilities reserved for exclusive use Residential Block, all improvements and structures thereon and all easements, rights and appurtenances belonging thereto and named as **"ASHIANA NITARA"**.
- ee) **"RESIDENTIAL BLOCK LAND"** shall mean land forming part of Scheduled Land admeasuring **31,359.75 Sqm.** on which Residential Block comprising of floors and villas are being constructed and more fully shown in map in **PART II OF SCHEDULE A**.
- ff) **"SAID PROJECT"** shall mean part of the Whole Project, being constructed and developed on the Project Land admeasuring **15,214.8 Sqm.** and known as **ASHIANA NITARA PHASE I** comprising of 56 villas and EWS/LIG and shops, Common Area and Facilities of the Whole Project being developed with Said Project, Common Areas and Facilities reserved for exclusive use of Residential Block to be developed with Said Project, Common Areas and Facilities Reserved for exclusive use of EWS/LIG and Commercial Block i.e **ASHIANA NITARA PHASE IA** to be developed with Said Project, all improvements and structures thereon and all easements, rights and appurtenances belonging thereto and named as **"ASHIANA NITARA PHASE I and ASHIANA NITARA PHASE IA"**.
- gg) **"SCHEDULE"** means the Schedule attached to this Agreement.
- hh) **"SCHEDULED LAND"** shall mean land admeasuring **32,693.75 Sqm.** under Khasra Nos. 876, 877, 878, 879, 880, 881, 881/2891, 882, 884, 885, 886, 887 and 905 and thereabout lying and situated at Village Bhankrota Kalan, Tehsil Sanganer, District Jaipur, Rajasthan is being developed and as shown in **PART I OF SCHEDULE A**.
- ii) **"SECTION"** means the section of the Act.
- jj) **"WHOLE PROJECT"** shall mean the residential project comprising of Apartments/ Units, villas, parking facility, club house, shops, EWS/ LIG units Common Areas and Facilities. of the Whole Project as mentioned in **PART I OF SCHEDULE D**, Common Areas and Facilities reserved for use of Residential Block as mentioned in **PART II OF SCHEDULE D** and the Common Areas and Facilities reserved for Ashiana Nitara Phase IA as mentioned in **PART III OF SCHEDULE D** constructed / to be constructed in different phases on the Scheduled Land and named as **"ASHIANA NITARA"**.
- kk) **"HE OR HIS"** shall also mean either she or her in case the Allottee(s) is a female or it or its in case the Buyer is a partnership firm or a limited company.

For Ashiana Housing Limited

 Authorised Signatory

- II. The words and expressions used herein but not defined in this Agreement and defined in the Act or in the Jaipur Development Act, 1959 or in Rajasthan Municipalities Act, 2009 or the Rajasthan Apartment Ownership Act, 2015 any other law for the time being in force shall have the same meanings respectively assigned to them in those laws.

WHEREAS THE PROMOTER DECLARES THAT:

- A. The Owner owns and possesses land admeasuring 36,900 Sqm., (3.69 Hectares) under Khasra Nos. 876, 877, 878, 879, 880, 881, 881/2891, 882, 884, 885, 886, 887, 905 situated in the Village Bhankrota Kalan, Tehsil Sanganer, Dist. Jaipur in the state of Rajasthan *vide* various sale deeds. The Owner applied and obtained an appropriate order under Section 90A from the Jaipur Development Authority ("JDA") under Case No. 105 dated 8th January 2013 ("**90A Order**").

Pursuant to the same, the JDA issued Lease Deed for a period of 99 years dated 21.10.2013 for land admeasuring 32,693.75 Sqm. (3.26 Hectares) (hereinafter "**Scheduled Land**") (after surrender of land area for road and facility area) under Khasra number 876, 877, 878, 879, 880, 881, 881/2891, 882, 884, 885, 886, 887, 905. The said Lease Deed was registered before the Sub Registrar Jaipur on 25.10.2013 *vide* Book No. 1, Jild No. 156 on Page No. 70, Serial No. 2013396005729 and pasted on additional Book No. 1 Jild No. 622, on Page No. 259 to 268.

- B. The Promoter has acquired exclusive, absolute, unfettered, undisputed and irrevocable development rights for the land admeasuring 32,693.75 Sqm. for construction, development and marketing of a residential project on the Scheduled Land through a Development Agreement dated 25.05.2022 registered on 27.05.2022 as Document No. 202201182004339, Book No. 1, Jild No. 226, Page No. 178 Serial No. 202203182103791, addl. Book No. 1, Jild No. 904, Page No. 484 to 542 and through a Power of Attorney dated 25.05.2022 registered on 27.05.2022 with the Sub-Registrar, Jaipur.
- C. Accordingly, the Promoter has a legal right to develop the Scheduled Land and is absolutely seized and in lawful possession of the Scheduled Land.
- D. The Scheduled Land is earmarked for development of a Residential Group Project.
- E. The Promoter has framed a scheme for developing the Whole Project comprising of flats, villas, shops, EWS/LIG units along with common areas and facilities as more particularly described in **PART I OF SCHEDULE A** to be known as "**ASHIANA NITARA**" on the Scheduled Land.
- F. However, for convenience and ease of construction, sales and marketing, the Whole Project has been divided and proposed to be developed into various phases with the clear intent to integrate all phases of Residential Block including Common Areas and Facilities for the Whole Project as mentioned in **PART I OF SCHEDULE D** and Common Areas, , and Facilities Reserved for Residential Block as mentioned in **PART II OF SCHEDULE D** (*except Ashiana Nitara Phase IA particularly described in PART II and IV OF SCHEDULE A and Common Areas and Facilities reserved for Ashiana Nitara Phase I A as mentioned in PART III OF SCHEDULE D*) into one upon completion of the Whole Project.
- G. The Promoter has planned and is in the process of constructing and developing Said Project i.e. **ASHIANA NITARA PHASE I and ASHIANA NITARA IA** on the Project Land after getting necessary permissions/approvals from concerned competent authorities. The location details of the Said Project being developed on Project Land is fully described in **PART IV OF SCHEDULE A**.

- H. Except as disclosed under this Agreement, the Project Land is free from all encumbrances.

- I. The Promoter has further represented that it has conceived, identified and planned various common areas and facilities which will form part of the Whole Project and are divided into 3 categories, namely:
- (i) Common Areas and Facilities for the Whole Project as detailed in **PART I OF SCHEDULE D** which will be shared jointly by the allottees of Residential Block and Commercial Block;
 - (ii) Common Areas and Facilities reserved for Residential Block as detailed in **PART II OF SCHEDULE D** which will be used and enjoyed by the residents of the Residential Block only; and
 - (iii) Common Areas and Facilities reserved for Ashiana Nitara Phase I A (EWS/LIG and Commercial Block as listed in **PART III OF SCHEDULE D** which will be used and enjoyed by the residents / users of the Ashiana Nitara Phase IA/ EWS/LIG and Commercial Block only.

These common areas, facilities and will be developed along with the phases or block in which they locate. Therefore, it has been clearly explained by the Promoter to the Allottee(s) and further understood and agreed by the Allottee(s) that the common areas and facilities would be developed in phases i.e. along with the phase of which such common area/facility/amenity is a part.

- J. It has been specifically explained by the Promoter and understood and agreed by the Allottee(s) that the allottees of the Whole Project shall have equal right in the Common Areas and Facilities of the Whole Project as detailed in **PART I OF SCHEDULE D**. Accordingly, upon occupation of the Whole Project, Common Areas, and Facilities of the Whole Project as mentioned in **PART I OF SCHEDULE D** will be merged with all phases of Residential Block and Commercial Block in the Whole Project and all the residents/occupants of the Residential Block and Commercial Block in the Whole Project shall be free to use and exploit the Common Areas and Facilities of the Whole Project as mentioned in **PART I OF SCHEDULE D** in common.
- K. The Promoter further represents and the Allottee(s) is aware that the Common Areas and Facilities reserved for Residential Block and as detailed in **PART II OF SCHEDULE D** are reserved for the allottees/occupants/residents of Residential Block only to the complete exclusion of the allottees/occupants/residents of EWS/LIG and Commercial Block and the Common Areas and Facilities Reserved for EWS/LIG and Commercial Block as detailed in **PART III OF SCHEDULE D** are reserved for allottees/occupants/residents of EWS/LIG and Commercial Block to the complete exclusion of the allottees/occupants/residents of Residential Block. The Common Areas and facilities listed in **PART II OF SCHEDULE D** and any other common areas and facilities to be built with Residential Block **B-1 to B-7** or built by the Promoter otherwise, shall form part of Common Areas and Facilities reserved for Residential Block.
- L. The Promoter has further detailed the Common Areas and Facilities of the Whole Project being developed with the Said Project in **PART I OF SCHEDULE E**, Common Areas and Facilities Reserved for Residential Block being developed with the Said Project are listed in **PART II OF SCHEDULE E** and Common Areas, Amenities, and Facilities Reserved for EWS and Convenient Shopping Block being developed with Said Project are listed in **PART III OF SCHEDULE E**.
- M. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to right, title and interest of the Promoter regarding the Project Land on which the Said Project is being developed have been completed.

- N. The Said Project has been registered with the Real Estate Regulatory Authority (“**Authority**”) and the Said Project’s Registration Certificate No. is _____. This Registration is valid up to _____ unless renewed by the Authority. The details of the Promoter and the Said Project are also available on the website (www.rajrera.gov.in) of the Authority.
- O. The following approvals and sanctions have been obtained in respect of the Said Project/Whole Project:
- (i) JDA has granted commencement certificate to develop the Whole Project vide its approval Memo No. JVP/ Addl.MNN/ BPC (BP)/ 2023/ D-1042 dated 06.09.2023.
 - (ii) The Site Layout Plan of the Whole Project has been approved by the Jaipur Development Authority vide its Memo No. JVP/ Addl.MNN/ BPC (BP)/ 2023/ D-1042 dated 06.09.2023. A copy of the reconstituted Site Layout Plan is enclosed herewith and marked as **ANNEXURE- II**.
 - iii) Approval of the Whole Project and permission of building construction under the relevant legal provisions has been accorded vide Memo No. JVP/ Addl.MNN/ BPC (BP)/ 2023/ D-1042 dated 06.09.2023 by the Jaipur Development Authority and annexed as **ANNEXURE III**.
 - iv) The Airport Authority of India has also granted NOC for height clearance for the project vide No. JAIP/NORTH/B/121522/731582 dated 22.12.2022.
 - (iv) Environmental Clearance from the department concerned has been obtained for the Whole Project vide letter No. _____ Jaipur dated _____.
- P. The details of the number, type and Carpet Area of Apartments for sale in the Said Project as required under Section 4(2)(h) of the Act are as under:

Residential Block-

Type of Villas	Big Villa (C1 and C20)	Big Villa (C2 to C19)	Small Villa (D1, D9, D10, D18, D19, D27, D28, D36)	Small Villa (D2 to D8, D11 to D17, D20 to D26, D29, D35)
Total No. of Villas	2	18	8	28
Carpet Area of each Villa Sqm. (Sqft)	153.27 (1649.8)	153.27 (1649.8)	114.60 (1233.6)	114.60 (1233.6)
No. of Balcony in each Villa	1	1	1	1
Total Balcony area in each Villa Sqm. (Sqft.)	10.09 (108.6)	10.09 (108.6)	10.19 (109.7)	10.19 (109.7)
Nos. of Terrace in each Villa	2	2	0	0
Total Terrace Area in each Villa Sqm. (Sqft)	34.36 (369.8)	34.36 (369.8)	0	0
Nos. of Verandahs in each Villa	1	1	1	1
Verandah Area in each Villa Sqm. (Sqft)	3.73 (40.1)	3.73 (40.1)	5 (53.8)	5 (53.8)
Built Up Area Sqm. (Sqft.)	205.78 (2215)	202.67 (2181.5)	153.7 (1654.2)	151.4 (1629.9)

For Ashiana Housing Limited


Authorised Signatory

EWS/LIG Units-

Sr.no		LIG type1	LIG type 2	LIG Type 3	LIG type 3	EWS
1.	No. of Unit	9	9	9	9	18
2.	G.B.U.A per unit (Sqm.)	45.37	45.35	45.07	44.97	34.29
3	B.U.A per unit (Sqm.)	42.37	41.75	41.46	42	30.65
2.	Carpet Area (Sqm.)	36.94	36.42	36.32	36.24	27.09
3.	Balcony Per Unit (Sqm.)	3.00/2=1.50	3.60/2=1.80	3.60/2=1.80	2.96/2=1.82	3.64/2=1.82
4.	Common Area Per unit (Sqm.)	14.81	14.81	14.81	14.81	11.23
6.	BUA with full Balcony (Sqm.)	60.18	60.16	59.87	59.77	45.52D

Commercial Units-

S. No	Shop No.	Floor	<u>Built Up Area</u> (Sqm.)	<u>Carpet Area</u> (Sqm.)
1	Shop No. 1	G Fl	34.32	30.84
2	Shop No. 2		18.41	16.05
3	Shop No. 3		19.18	15.88
4	Shop No. 4		13.99	11.82
5	Shop No. 5		12.92	10.96
6	Shop No. 6		13.99	13.99
7	Shop No. 7		13.83	1.68
8	Shop No. 8		19.18	16.25
9	Shop No. 9		26.83	23.35
10	Shop No. 10		32.1	28.21
11	Shop No. 11	1st Fl	26.82	23.34
12	Shop No. 12		23.44	20.73
13	Shop No. 13		18.41	16.05
14	Shop No. 14		19.18	16.25
15	Shop No. 15		13.99	11.82
16	Shop No. 16		12.92	10.96
17	Shop No. 17		13.99	11.82
18	Shop No. 18		13.83	11.68
19	Shop No. 19		19.19	16.26
20	Shop No. 20		26.83	23.35
21	Shop No. 21		33.76	29.26
	Total		427.11	360.55

For Ashiana Housing Limited



Authorized Signatory

- Q. The Promoter declares that allottees of Villas have been earmarked with private lawn area on an exclusive right to use basis only. The said Allottee(s) understand that they shall not raise any construction whether temporary or permanent on the allocated private lawn areas. The said Allottee(s) further acknowledges that the designated Maintenance agency shall have right of unrestricted access private lawn areas for providing necessary maintenance services and the Allottee(s) agrees to permit the Promoter/Owners Association, to enter into the said areas 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.
- R. The Promoter has conceived a detailed plan of development works to be executed in various phases in the Whole Project. Details of the plan of Development Works to be undertaken in the Whole Project including the Said Project and the proposed facilities to be provided including firefighting facilities, drinking water supply, emergency evacuation services, use of renewable energy, etc, as provided in clause (e) of sub-section 2 of Section 4 of the Act have been specifically provided under **SCHEDULE-F**.
- S. The details of specifications of material used in construction of the Said Project have been specifically provided in **SCHEDULE-G** attached hereto.
- T. The stage wise time schedule for completion of Said Project, including the provisions of civic infrastructure like water, electricity, sanitation and all other above-mentioned internal development works been specifically provided in **SCHEDULE-H** attached hereto.
- U. The Promoter has opened a separate account in ----- Bank as ----- for the purpose as provided in sub-clause (D) of clause (1) of sub-section (2) of section 4 of the Act.
- V. The Allottee(s), being aware of the Said Project and details given above as well as in the Brochure made available by the Promoter and/or on visiting the show home of an Apartment / Building, has applied for allotment and to purchase the Apartment in the Said Project and deposited advance payment / booking amount including application fee and agrees to make timely and complete payments of the remaining sale price as well as other dues under this Agreement as per terms and conditions of this Agreement as more fully described in **PART II OF SCHEDULE C**. There are different kind of apartments conceptualized in the Whole Project which may not be the same as Show Home. The Promoter represents that the Show Home is for representational purposes only and is created to give a look and feel of an Apartment in the Said Project/Whole Project.
- W. On application, as aforesaid, the Allottee(s) has been allotted an Apartment located in the Said Project and pro rata share in the Common Areas, and Facilities of the Whole Project and Common Areas, and Facilities of the Residential Block and more particularly described in **SCHEDULE "B"** attached herewith and hereinafter referred to as the **"Unit"**).

Or

On application, as aforesaid, the Allottee(s) has been allotted an Apartment located in the Said Project and pro rata share in the Common Areas, and Facilities of the Whole Project and Common Areas, and Facilities of the EWS/LIG and Commercial Block and more particularly described in **SCHEDULE "B"** attached herewith and hereinafter referred to as the **"Unit"**).

- X. The details of Floor Plan of the Unit (as described in **SCHEDULE B**) and Building as defined in the Said Project is given in **ANNEXURE- III**.
- Y. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to right, title and interest of the Promoter regarding the Project Land on which the Said Project is being developed have been completed.

- Z. The Parties have gone through all the terms and 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 all laws, rules, regulations, notifications etc. applicable to the Said Project/Whole Project.
- AA. 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.
- BB. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee(s) hereby agrees to purchase the said Unit.

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

1. TERMS:

- 1.1 Subject to the terms and conditions as detailed in this Agreement, the Promoter hereby agrees to sell to the Allottee(s) and the Allottee(s) hereby agrees to purchase and receive the said Apartment more specifically given in the **SCHEDULE "B"** hereunder.
- 1.2 Total Price of the said Unit is more particularly described in **PART I OF SCHEDULE C** hereunder.
- 1.3 Total Price of the said Unit as described in **PART I OF SCHEDULE C** includes the booking amount paid by the Allottee(s) to the Promoter towards the said Unit. All other charges, which are specifically mentioned in this Agreement and does not form part of Total Price, shall be paid by the Allottee(s) in addition to Total Price as per this Agreement.
- 1.4 In addition to the Total Price above, the Allottee(s) shall be liable and responsible to pay Taxes including but not limited to GST and cess or any other similar taxes which may be levied, in connection with the construction of the Said Project. The Allottee(s) shall also be liable to pay maintenance deposit, upfront maintenance charges, documentation charges, charges towards water infrastructure fund, stamp duty, registration charges and any other charges applicable at the time of registration of this Agreement, Sale Deed, Sub-Lease Deed etc. in respect of the Said Unit, which shall be exclusively borne and paid by the Allottee(s). Details of the Total Price as above payable by the Allottee(s) to the Promoter has been particularly described in **PART I OF SCHEDULE C**.

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.

Provided further that if there is any increase in the taxes after the expiry of the schedule date of completion of the Said 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(s).

- 1.5 The Promoter shall periodically intimate to the Allottee(s), the amount payable as stated in **PART I OF SCHEDULE C** to be paid in the manner provided in **PART II OF SCHEDULE C** hereunder 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.

- 1.6 Total Price of said Unit includes price of land, construction of, not only the said Unit but also, the common areas, internal development charges, external development charges, cost of providing electric wiring, electrical connectivity to the said 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, and specification to be provided within the said Unit and the Said Project. However, the Allottee(s) is aware that in addition to the total price, the Allottee(s) shall have to contribute an amount towards water infrastructure fund as detailed in **Clause 1.10**.
- 1.7 The Promoter represents that the Total Price of the Unit includes only the cost of the land and the Allottee(s) will be liable to make payments towards any charges required to be made for conversion of the Scheduled Land /Whole Land to any government authorities in addition to the Total Price.
- 1.8 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/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 of any development charges after the expiry of the scheduled date of completion of the Said 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(s).
- 1.9 The Allottee(s) shall be liable for all costs, charges and expenses [subject to maximum of Rs. 10,000/- (Rupees Ten Thousand only)] in connection with the costs of the preparing, executing and registering of this Agreement or related agreements, conveyance or conveyances, transfer deeds, sub lease deed, sale deed and any other document or documents required to be executed by the Promoter for preparation and approval of such documents.
- 1.10 The Promoter represents that water in the Whole Project may be sourced either from Central Ground Water Authority, Jaipur for extraction of ground water from tube wells or through PHED, Jaipur. The Promoter represents that it will initiate the process of submission of application before both the authorities. Till disposal of the applications, water shall be sourced through tankers. Further, the Promoter has proposed to create a water fund to meet the cost of water infrastructure to be provided by the Government or its agencies. Therefore, the Allottee(s) shall be required to contribute Rs. ____ for __ BHK Unit, Rs. ____ for ____ BHK+TYPE-__ Unit towards creation of water infrastructure fund. Any increase or decrease in the demand raised by Government shall be collected/ refunded to/from the Allottees proportionately.
- 1.11 The Promoter has already received an advance/ booking amount from the Allottee(s) as mentioned in **PART II OF SCHEDULE C** and the Allottees(s) agrees and undertakes to pay the balance amount strictly in accordance with the payment plan given in **PART II SCHEDULE - C** attached hereto.

Provided that if the Allottee(s) delays in payment towards any amount which is payable, he shall be liable to pay Delay Payment Charges. The Allottee(s) is aware that the taxes

including GST shall be payable in addition to the Delay Payment Charges for delay in payment of any due amount under this Agreement.

- 1.12 The Promoter shall not make any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and described therein at **SCHEDULE G** in respect of the said Unit without the previous written consent of the Allottee(s) and the Allottee(s) hereby agrees that such consent shall not be unreasonably withheld. The Allottee(s) further agrees that in case the Association gives consent for such additions/alterations, the same shall be deemed to be consent of all Allottees of Apartments in the Said Project/Whole Project, as the case may be, including the consent of the Allottee(s) as required under Section 14 of the Act. However, facilities/ services/ development works/ , which are not part of the said Project but will be provided as part of the subsequent phases of Whole Project, may be changed or relocated depending upon the nature, requirements and market demand and the Promoter shall not be liable for obtaining consent for the same from the Allottee(s), unless such modification/ alteration in the facility/ service/ development works/ affect the Allottee(s) directly.

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.

- 1.13 The Promoter shall confirm to the final Carpet area and Balcony Area that has been allotted to the Allottee(s) after the construction of the building is complete and the completion certificate is granted by the competent authority, by furnishing details of the changes, if any, in the Carpet Area. The Total Price payable for the Carpet Area and Balcony Area shall be recalculated upon confirmation by the Promoter. If there is reduction in the Carpet Area and Balcony Area then the Promoter shall refund the excess money paid by Allottee(s) within 45 days with interest from the date when such an excess amount was paid by the Allottee(s). If there is any increase in the Carpet Area and Balcony Area in total, which is not more than three percent of the Carpet Area and Balcony Area of the said Unit, allotted to the Allottee(s), the Promoter may demand that from the Allottee(s) as per the next milestone of the Payment Plan as provided in this Agreement. All these monetary adjustments whether refund or payment shall be made based on Carpet Area plus Balcony Area. Further Carpet Area shall be measured from brick to brick and Balcony Area shall be up to the outer edge of the balcony slab.

- 1.14 Subject to **Clause 9.3**, the Promoter agrees and acknowledges, the Allottee(s) shall have the right to the said 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 Whole Project and Common Areas, and Facilities reserved for use of Residential Block. Since the share/ interest of Allottee(s) in the common areas of the Whole Project is indivisible and cannot be divided or separated, the Allottee(s) shall use the common areas, along with other occupants and maintenance staff etc., without causing any inconvenience or hindrance to them.

Or

- (iii) The Allottee(s) shall also have undivided proportionate ownership and share in the Common Areas, and Facilities of the Whole Project and Common Areas, and Facilities reserved for use of EWS/LIG and Commercial Block. Since the share/ interest of Allottee(s) in the common areas of the Whole Project is indivisible and cannot be divided or separated, the Allottee(s) shall use the common areas, along with other occupants and maintenance staff etc., without causing any inconvenience or hindrance to them.

For Ashiana Housing Limited

Authorised Signatory

- (iv) That the computation of the price of the Unit includes recovery of price of land, construction of, not only the Unit but also, the common areas, internal development charges, external development charges, 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 firefighting equipment in the common areas, etc. and includes cost for providing all other facilities, and specification to be provided within the Unit and the Said Project as detailed in **Part I of Schedule C**. The Allottee(s) is aware that the amount towards water infrastructure fund as detailed in **Clause 1.10** shall be payable in addition to the Total Price
- (v) To assess the extent of development of the Said Project and his Unit, the Allottee(s) may visit the Said Project. However, the Promoter discourages such kind of visit by the Allottee(s) and his/her family members due to the risk at construction site. If the Allottee(s) decides to visit site, he/she shall take due care and proper safety measures while visiting the site as construction activities are in full swing and the Promoter shall not in any way be held responsible for any accident, fall of any object, mis-happening etc. caused to/with Allottee(s) and his/her accompanying persons while using the Site. Further, the Promoter strictly prohibits the visit of children at construction site.

1.15 Parking

A. Parking for Ashiana Nitara Phase 1

- i. The Allottee(s) understands that the project comprises of open and covered parking space spread across the Whole Project. For day-to-day comfort of all the residents, the Promoter has/will earmarked/earmark the parking space(s) for exclusive use of each Unit. Those allottee(s) who have not availed the option of covered parking will be earmarked open parking.
- ii. The Promoter represent that the parking for the villas will be provided with one parking within the compound wall of the villas. Further, that some villas may be earmarked with more than one parking in the Whole Project and the parking so earmarked and the unallotted parking space shall form part of the Limited Common Areas and Facilities of the Villas in the Whole Project.
- iii. The Allottee(s) understands that in order to maintain the administration of the Said/Whole Project, the Promoter has earmarked the parking spaces and the Allottee(s) undertakes to park his vehicle strictly in the parking space earmarked to him and not anywhere else in the Said /Whole Project. The Parking Space earmarked to the Allottee(s) shall be meant exclusively for parking of specific number of vehicles and under no circumstances the Allottee(s) will be allowed to park vehicles more than the parking space allotted to him or anywhere else in the Whole Project. Further the Allottee(s) agrees that the Promoter or the Association reserves the right to restrict the entry of additional vehicles owned by the Allottee(s) within the Said /Whole Project, in case the Allottee(s) has been allotted one parking space only.
- iv. The Promoter has informed the Allottee(s) and the Allottee(s) has agreed that the parking spaces are distributed in the Whole Project and shall be developed in phased wise manner. It may happen that in a Phase / Project there may not be sufficient parking spaces as compared to the number of Units developed in a particular Phase. In such a condition, the Promoter shall make temporary arrangements for parking the vehicles till the time permanent parking spaces are earmarked in other phases. Further, allottee(s) of other phases may also be earmarked parking space in the Said Project and the Allottee(s) shall not have any objection to this.

B. Parking for Ashiana Nitara Phase 1A

- i. The Allottee(s) is aware that for each EWS unit there is one two-wheeler parking and for each LIG unit there are two two-wheeler parking within the EWs/LIG and Commercial Block in the Whole Project. The Allottee(s) understands that the project comprises of open scooter parking space spread across the Whole Project. For day-to-day comfort of all the

- residents, the Promoter has earmarked the parking space(s) for exclusive use of each unit. It is understood that no parking has been allotted to the commercial units.
- ii. The Allottee(s) understands that in order to maintain the administration of the Project, the Promoter has earmarked the parking spaces and the Allottee(s) undertakes to park his vehicle strictly in the parking space earmarked to him and not anywhere else in the Project. The Parking Space earmarked to the Allottee(s) shall be meant exclusively for parking of specific number of vehicles and under no circumstances the Allottee(s) will be allowed to park vehicles more than the parking space allotted to him or anywhere else in the Whole Project. Further the Allottee(s) agrees that the Promoter or the Association reserves the right to restrict the entry of additional vehicles owned by the Allottee(s) within the Project, in case the Allottee(s) has been allotted one parking space only.
- 1.16 The Allottee(s) agrees and understands that except as described in **SCHEDULE B** attached hereto, the Allottee(s) shall have no ownership claim or right of any nature in respect of any un-allotted saleable spaces in the Said Project/Whole Project. Such un-allotted saleable spaces shall remain the exclusive property of the Promoter, which it shall be free to deal with, in accordance with applicable laws. convenient shops, shops, ATM space, kiosk etc. built in any part of the Said Project/Whole Project are in the nature of saleable Apartment and therefore shall be the exclusive property of the Promoter and he shall be free to deal with it.
- 1.17 The Promoter shall be exclusively entitled to install its signage, hoarding, any other kind of branding for its any past, present and future projects at any suitable place in the whole Project and the Allottee(s) and the Owner's Association shall not have or shall not obstruct on exploitation of this right by the Promoter.
- 1.18 The Allottee(s) agrees that if the Allottee(s) delays in payment towards any amount which is payable, he shall be liable to pay Delay Payment Charges plus taxes at the prescribed rates. The obligations of the Allottee(s) to pay the amount and the liability towards Delay Payment Charges as aforesaid may be reduced when mutually agreed to between the Promoter and the Allottee(s).
- 1.19 Lawn Area, parking, storages or any other area exclusively earmarked for a particular Allottee by the Promoter shall form part of Limited Common Areas and Facilities for use and enjoyment of that Allottee to the exclusion of other Allottees.
- 1.20 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.
- 1.21 The Promoter agrees to pay all outgoings/ dues before transferring the physical possession of the said Unit to the Allottee(s) which it has collected from the Allottee(s), for the payment of outgoings/dues. If the Promoter fails to pay all or any of the outgoings/ dues collected by it from the Allottee(s) before transferring the said Unit to the Allottee(s), the Promoter agrees to be liable, even after the transfer of the said Unit, to pay such outgoings/ 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.
- 1.22 That the Whole Project shall always be known as "**ASHIANA NITARA**" and the Said Project shall always be known as "**ASHIANA NITARA PHASE I AND PHASE I A**" and the name of the Whole Project and the Said Project shall not be changed except with the consent of the Promoter. The Promoter represents that villas comprised in the

Residential Block will be known as **Ashiana Nitara Phase I** and EWS/LIG units and shops/commercial units will be known as **Ashiana Nitara Phase IA**.

2. MODE OF PAYMENT:

- 2.1 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 given in **PART II OF SCHEDULE- "C"** hereunder through account payee cheque/ demand draft/ banker's cheque or online payment (as applicable) in favor of _____ payable at _____.

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES

- 3.1 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 modifications made thereof and all others applicable laws including that of remittance of payment, acquisition/ sale/ transfer of immovable properties in India etc. and provide the Promoter with such permission, approval which would enable the Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of FEMA or statutory enactments or amendments thereof and the Rules and Regulation of the Reserve Bank of India or any other applicable law. The Allottee(s) understands and agrees that in the event of any failure on his/ her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/ she may be liable for any action under FEMA or other laws as applicable, as amended from time to time.
- 3.2 The Promoter accepts no responsibility in regard to matters specified in **Clause 3.1** above. The Allottee(s) shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee(s) subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee(s) to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any, under the applicable laws. The Promoter shall not be responsible towards any third-party making payment/remittances on behalf of Allottee(s) and such third party shall not have any right in the application/allotment of the said Unit in any way and the Promoter shall be issuing the payment receipts in favor of the Allottee(s) only.

4 ADJUSTEMENT/ APPROPRIATION OF PAYMENTS:

- 4.1. 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 said 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.

5 TIME IS ESSENCE:

- 5.1 The Promoter shall abide by the time schedule for completing the Said Project as disclosed at the time of registration of the Said Project with the Authority and towards handing over the said Unit to the Allottee(s) and the common areas to the Maintenance Society/Maintenance Association or the competent authority as the case may be.

6 CONSTRUCTION OF THE SAID PROJECT:

- 6.1 The Allottee(s) has seen the proposed layout plan, specifications and facilities of the said Unit and accepted the floor plan, payment plan and the specification and facilities annexed along with this Agreement which has been approved by the competent authority, as

represented by the Promoter. The Promoter shall develop the Said Project in accordance with the said layout plans, floor plans and specifications and facilities. Subject to the terms in this Agreement, the Promoter undertakes to strictly abide by such plans approved by the competent authorities 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 such plans, other than in the manner provided under the Act and the procedure agreed under **Clause 1.12** hereinabove, and breach of this term by the Promoter shall constitute a material breach of this Agreement.

7 POSSESSION OF SAID APARTMENT:

7.1 Schedule for possession of the said Unit – The Promoter agrees and understands that timely delivery of possession of the Unit to the Allottee(s) and the common areas to the Maintenance Society or the competent authority, as the case may be, is the essence of the Agreement. The Promoter assures to handover possession of the Unit along with specifications, and facilities of the Project in place on or before **28.02.2028**, 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 real estate project (“**Force Majeure**”). If, however, the completion of the Said 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, provided that such Force Majeure conditions are not of a nature which makes 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 Said Project due to Force Majeure conditions, which shall be assessed by the Promoter, then this Allotment shall stand terminated and the Promoter shall refund to the Allottee(s) the entire amount received by the Promoter from the Allottee(s) with Interest within forty-five days from the date. The Promoter shall intimate the Allottee(s) about such termination at least thirty days prior to such termination. 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.

7.2 Procedure for taking possession- The Promoter, upon obtaining the completion certificate from the competent authority shall vide offer letter (“**Offer Letter**” or “**Intimation of Possession**”) offer in writing the possession of the Unit, to the Allottee(s) in terms of this Agreement. Within 30 days of the date of offer of possession given to the Allottee(s) by the Promoter, the Allottee(s) shall make payment of all dues, outstanding, interest, if any, maintenance security etc. to the Promoter and within 50 days from clearance of entire dues, outstanding charges, if any, the Allottee(s) shall take physical possession of the Unit and simultaneously get conveyance of his Unit done from the Promoter by getting the conveyance deed/sale deed/sub lease deed registered before the Sub Registrar, Jaipur. After expiry of 3 (Three) full calendar months from the date of completion certificate, the Allottee(s) shall be liable to pay the maintenance charges as determined by the Promoter/Owners Association, as the case may be. The Promoter shall handover a copy of completion certificate of the Apartment to the Allottee(s) at the time of conveyance of the same. 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) 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 machinery installed like electrical equipment, and transformer, etc.

Possession of the Allottee(s)- After obtaining the completion certificate and handing over physical possession of the Unit to the Allottee(s), it shall be the responsibility of the Promoter to handover the necessary documents and plan, including common areas as per applicable laws.

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

Provided that where the Allottee(s) proposes to cancel/withdraw from the Said Project without any fault of the Promoter, before the completion of the Said Project, 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 Delay Payment Charges 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 of money paid by the Allottee(s) shall be returned by the Promoter to the Allottee(s) without any interest, from the amounts realized from the such new allottee/buyer.

Cancellation by Allottee(s) after Completion Certificate- Where the Allottee(s) proposes to cancel/withdraw from the Said Project without any fault of the Promoter, after receipt of completion certificate of the Said Project, the Promoter shall be entitled to forfeit twice 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 Delay Payment Charges 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 of money paid by the Allottee(s) shall be returned by the Promoter to the Allottee(s) without any interest, from the amounts realized from the such new allottee/buyer.

Compensation – The Promoter shall compensate the Allottee(s) in case of any actual loss, caused to him due to defective title of the Project Land, on which the Said 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 provision shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a Force Majeure event, if the Promoter fails to complete or is unable to give possession of the Unit (i) in accordance with the terms of this Agreement, duly completed by the day specified in **Clause 7.1** above; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation or expiry of the registration under the provisions of the Act; or for any other reason; the Promoter shall be liable, on demand to the Allottee(s), in case the Allottee(s) wishes to withdraw from the Said Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the Unit, with interest calculated at Interest Rate including compensation in the manner as provided under the Act within forty-five (45) days of it becoming due:

Provided that if the Allottee(s) does not intent to withdraw from the Said Project, the Promoter shall pay the Allottee(s) interest computed at Interest Rate for every month 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.

- 7.4 The Allottee(s) shall be liable to pay from the date of expiry of 30 days of the date of Offer Letter or date of actual possession, whichever is earlier, 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) proportionately. 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 charge delay payment charges 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.

8 REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

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

- (i) The Promoter has absolute, clear and marketable title with respect to the Scheduled Land/Project Land and the requisite rights to carry out development upon the Project Land and absolute, actual, physical and legal possession of the Project Land for the Said Project.
- (ii) The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the Said Project.
- (iii) Except those mentioned in this Agreement, there are no encumbrances upon the Project Land or the Said Project.
- (iv) There are no litigations pending before any Court of law with respect to the Project Land, Said Project or the Unit.
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Said Project, Project 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 all times, remain in compliance with all applicable laws in relation to the Said Project, Unit and Common Areas and Facilities of Whole Project/Common Areas and Facilities reserved for use of Residential Block being developed with the Said Project.
- (vi) The Landowners and the Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee(s) created herein, may prejudicially be affected.
- (vii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement or arrangement with any person or party with respect to the Project Land, including the Said 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 is 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 the Promoter shall handover lawful, vacant, peaceful, physical possession of the Unit to the Allottee(s).
- (x) The Project Land is not the subject matters of any HUF and that no part thereof is owned by any minor and /or no minor has any right, title and claim over the Project 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, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Said Project to the Competent Authorities till Completion Certificate has been issued and possession of the Unit along with Common Area (equipped with all specifications, and facilities) has been handed over to the Allottee(s).

- (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 in respect of the Project Land and/or the Said Project.

9 EVENTS OF DEFAULTS AND CONSEQUENCES:

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

- (i) The Promoter fails to provide ready to move in possession of the Unit to the Allottee(s) without any default on the part of the Allottee(s), within the time period specified in **Clause 7.1** above in this Agreement or fails to complete the Said Project within the stipulated time disclosed (as extended as per the Act) at the time of registration of the Said 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 and facilities, as agreed to between the parties and as specified in **SCHEDULE F** 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 there under.

9.2 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 delay payment charges; 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 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.

9.3 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 9.3 (i) above continues for a period beyond 2 consecutive months after demand notice from the Promoter in this regard;
- (iii) after the issuance of Offer Letter as per Clause 7.2 failure on the part of the Allottee(s) to deposit the stamp duty/registration charges/any other amounts due including Delay Payment Charges, if applicable, under this Agreement within the period mentioned in the Offer Letter;
- (iv) after the issuance of Offer Letter as per Clause 7.2 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).

9.4 The Promoter's rights/remedies upon occurrence of any of event of default on the part of the Allottee(s) as mentioned **Clause 9.3** above shall be as follows:

- (i) Upon occurrence of event of default mentioned in Clause 9.3(i) the Allottee(s) shall be liable to pay Delay Payment Charges on the overdue amounts 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 9.3(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 9.3(iii), (iv), (v) and (vi) the Promoter shall have the option to terminate this Agreement as mentioned in **Clause 9.4 (ii)**; Further in case of event of default under **Clause 9.3(iii)**, till the time Promoter exercise the option to terminate this Agreement it shall be entitled to (a) recover Delay Payment Charges as per **Clause 9.4 (i)** and (b) recover maintenance charges from the expiry of 30 days from the offer of possession ; (c) recover holding/ safeguarding charges @ 0.1% per month on the Total Price of the Unit; (d) taxes mentioned in **Clause 7.4**; (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 9.3(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 Delay Payment Charges shall not be deemed to be a waiver by the Promoter of its right of charging such Delay Payment Charges or of the other rights mentioned in this Agreement.

9.5 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 realized from the 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;
- (iii) The Delay Payment Charges paid/payable by the Allottee(s) to the Promoter as per **Clause 9.4(i)** and/or **9.4 (iii)**, if applicable;

10. MAINTENANCE

A. Maintenance of Ashiana Nitara Phase 1

- i. That one of the factors for the allottee(s) to buy unit in its Project is that the Promoter is known for appropriate standards of maintenance and management services in relation to its project through its associate Ashiana Maintenance Services, LLP ("**Maintenance Agency**"). The Maintenance Agency has very rich and vast experience and expertise in the management

- and maintenance of large size high rise residential projects having all modern equipments and facilities such as club house, swimming pool, gym, STP, power back up system, or other modern security system, lifts, horticulture etc. The Allottee(s) is aware that due to qualitative and effective maintenance of its projects, the Maintenance Agency is able to maintain the beauty and aesthetic look of its projects consistently which not only increases the life of its projects but gives appreciation to the value of the projects. Apart from qualitative maintenance of the project, the Maintenance Agency organizes various sports, cultural and festive activities from time to time for the benefit and enjoyment of the residents which ultimately provides a good lifestyle to the residents. The Allottee(s) understands that other allottees have also booked/bought units in its project because of the above characteristics of Maintenance Agency Accordingly, the Maintenance Agency is being appointed to carry out the maintenance of the Said Project/Whole Project at competitive prices until its appointment is recalled, and another maintenance agency is appointed after notice period of six months by the Apartments Owners Association through a majority resolution.
- ii. The owners of the units/apartments in Ashiana Nitara Phase-I, which forms part of the Whole Project, will form an association by the name "**Ashiana Nitara Owners Association**", under Rajasthan Societies Registration Act, 1860 for the Whole Project comprising of Ashiana Nitara Phase II, Ashiana Nitara Phase III and Said Project of the Whole Project excluding the commercial shops and EWS/LIG units. Ashiana Nitara Owners' Association will have a set of bye-laws (hereafter referred to as "**Bye-Laws**") which shall govern the Association and the members of the Association i.e. the unit owners in the Whole Project. All the owners of units/apartments in the Whole Project shall become members of the Ashiana Nitara Owners' Association by payment of membership fees and shall abide by the Bye-Laws of the Ashiana Nitara Owners' Association. The Allottee(s) shall become member of the Ashiana Nitara Owners' Association by signing necessary forms/documents for the said Unit and hereby undertakes to comply with the Bye-Laws in letter and spirit. The Promoter represents that there shall be a separate owners association for the commercial (shops).
 - iii. The Allottee(s) shall not raise any objection, if any changes or modifications are made in the Bye-Laws as may be required by the Registrar of societies or other competent authority as the occasion may demand.
 - iv. The Allottee(s) hereby agrees that his/her right to the use of Common Areas, and Facilities of the Whole Project and Common Areas, and Facilities reserved for use of Residential Block to be developed with the Said Project or to be developed with subsequent phases of the Whole Project shall be subject to timely payment of total maintenance charges and performance by the Allottee(s) of all his/her obligations in respect of the terms and conditions specified under this Agreement as well as by the Owners Association from time to time.
 - v. Allottee(s) shall be bound by all the terms and conditions of the Agreement of Association, Bye- Laws, maintenance agreement and any other agreement entered by the Owners Association and any decisions taken by the Owners Association as per it Bye-Laws.

B. Maintenance for Ashiana Nitara Phase 1A

- i. That one of the factors for the allottee(s) to buy unit in its Project is that the Promoter is known for appropriate standards of maintenance and management services in relation to its project through its associate Ashiana Maintenance Services, LLP ("**Maintenance Agency**"). The Maintenance Agency has very rich and vast experience and expertise in the management and maintenance of large size high rise residential projects having all modern equipments and facilities such as STP, power back up system, or security system, lifts, horticulture etc. The Allottee(s) is aware that due to qualitative and effective maintenance of its projects, the Maintenance Agency is able to maintain the beauty and aesthetic look of its projects consistently which not only increases the life of its projects but gives appreciation to the value of the projects. Apart from qualitative maintenance of the project, the Maintenance Agency organizes various sports, cultural and festive activities from time to time for the benefit and enjoyment of the residents which ultimately provides a good lifestyle to the residents. Accordingly, the Maintenance Agency is being appointed to carry out the maintenance of the Said Project/Whole Project at competitive prices until its appointment is recalled, and another

- maintenance agency is appointed after notice period of six months by the Apartments Owners Association through a majority resolution.
- ii. The owners of the units/apartments in Ashiana Nitara Phase IA, which forms part of the Ashiana Niatara Phase IA, will form an association by the name “**Ashiana Nitara Phase IA Owners Association**”, under Rajasthan Societies Registration Act, 1860 for the commercial shops and EWS/LIG units. Ashiana Nitara Phase IA Owners’ Association will have a set of bye-laws (hereafter referred to as “**Bye-Laws**”) which shall govern the Association and the members of the Association i.e. the unit owners in the EWS/LIG and Commercial Block. All the owners of the commercial shops and EWS/LIG units in the Whole Project shall become members of the Ashiana Nitara Phase IA Owners’ Association by payment of membership fees and shall abide by the Bye-Laws of the Ashiana Nitara Phase IA Owners’ Association. The Allottee(s) shall become member of the Ashiana Nitara Phase IA Owners’ Association by signing necessary forms/documents for the said Unit and hereby undertakes to comply with the Bye-Laws in letter and spirit.
 - iii. The Allottee(s) shall not raise any objection, if any changes or modifications are made in the Bye-Laws as may be required by the Registrar of societies or other competent authority as the occasion may demand.
 - iv. The Allottee(s) hereby agrees that his/her right to the use of Common Areas and Facilities of the Whole Project and Common Areas and Facilities reserved for use of Ashiana Nitara Phase IA to be developed with the Said Project or to be developed with subsequent phases of the Whole Project shall be subject to timely payment of total maintenance charges and performance by the Allottee(s) of all his/her obligations in respect of the terms and conditions specified under this Agreement as well as by the Owners Association from time to time.
 - v. Allottee(s) shall be bound by all the terms and conditions of the Agreement of Association, Bye- Laws, maintenance agreement and any other agreement entered by the Owners Association and any decisions taken by the Owners Association as per it Bye-Laws..

11. DEFECT LIABILITY

- 11.1 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 Offer Letter, 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 said 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 the 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

For Ashiana Housing Limited

Authorised Signatory

time prescribed in **Clause 21** and/or (vi) due to failure of the Allottee(s) to appear before the sub-registrar for registration of this Agreement as per **Clause 30** 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

13.1 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 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

14.1 The Promoter/ Owners Association/Maintenance Agency shall have right of unrestricted access of all common areas, garages/covered parking and parking spaces for providing necessary maintenance services and the Allottee(s) agrees to permit the Promoter/ Owners Association/Maintenance Agency to enter into the said 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

15.1 **Use of service areas:** - The service areas, if any, as located within the Said Project, shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, fire fighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee(s) shall not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the Owners Association/Maintenance Agency for rendering maintenance services.

16 GENERAL COMPLIANCE WITH RESPECT TO THE UNIT

- (i) Subject to **Clause 11** 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 tenantable condition and repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized.
- (ii) The Allottee(s) further undertakes, assures and guarantees that he/ she would not put any sign-board/ name-plate, neon light, publicity material or advertisement material etc. on the façade of the Building or anywhere on the exterior of the Said Project/Whole Project, building therein or common areas.
- (iii) 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.

- (iv) 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/ Owners Association and nowhere else. The non-observance of the provisions of this clause shall entitle the Promoter or Owners 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).
- (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 Owners Association in the interest of the upkeep, cleanliness, security, etiquettes and maintenance of the Said Project/Whole 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 Owners Association in effectively keeping the Unit and/or the Said Project/Whole Project secured in all ways, For the purpose of security, the Owners Association would be free to restrict and regulate the entry of visitors into the Building/ Said Project/Whole 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 Said Project/Whole Project or for any illegal or immoral purpose.
- (x) Allottee(s) shall not throw dirt, rubbish, rags, garage 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.
- (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/Said Project/Whole Project in which the Unit is situated or lead to increase in insurance premium payable in respect of the insurance of the said Building/Said Project/Whole Project and/or the Unit.
- (xii) Allottee(s) shall not damage in any manner, the columns, beams, walls, slabs or R.C.C. parapet or other structures in the Unit. The Allottee(s) shall also not remove any wall, including the outer and load wall of the Unit.
- (xiii) The Allottee(s) shall plan and distribute its electric load in conformity with the electric systems installed by the Promoter and thereafter the Owners Association and/or maintenance agency appointed by the Owners Association. The Allottee(s) shall be solely responsible for any loss or damages arising out of breach of any of the aforesaid conditions.
- (xiv) After handing over of the Said Project/Whole Project, it shall be the responsibility of the Owner's Association for obtaining / renewal of insurance for the said project / Whole Project and pay insurance premiums.
- (xv) Promoter represents that the road connecting the villas with entry and exit point of the Whole Project is for fire tender movement and will be temporary access road for the project till the time the main access road as shown in the approved plans and as demarcated in the map in Schedule -I is developed ("**Main Access**"). The Allottee further acknowledges that the current entry road (**Temporary Access**) as shown in **Schedule-I** is a temporary arrangement till the time the main Access road is developed. Once the same is developed, the said Temporary Access shall be closed and vehicular access shall be allowed only using Main Access. The Allottee agrees not to object to the same.

17 COMPLIANCES OF LAWS, NOTIFICATIONS ETC. BY PARTIES

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

- 17.2 The Allottee(s) along with other allottees of the Whole Project/Said Project either themselves or through their Owners Association, so formed, shall be liable and responsible for applying for and obtaining renewal of various approvals which are obtained/ required to be obtained for the Said Project/Whole Project and to ensure the compliance with applicable laws and the conditions under such approvals at all times. The Allottee(s) along with other allottees will also be responsible for obtaining various NOCs including but not limited to Fire NOC, Consent to Operate, there renewals and/or other statutory renewals which are required to be obtained for the Said Project/Whole Project in future after receipt of occupancy certificate for the Said /Whole Project. The Allottee(s) and Allottees of other units and/or Owners Association/Society/Company without any reference to the Promoter shall be entitled to approach the requisite authority for any such approvals/renewals and shall also ensure that they always comply with the conditions of such approvals and NOC(s). Failure to get statutory approvals or renewal within the prescribed time and/or consequences resulting due to non-renewal of the statutory approvals or non-compliance of the conditions of approvals or NOC(s) shall not cast any liability on the Promoter.
- 17.3 The Promoter shall have the right and authority to 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 Said Project/Whole Project subject to the condition that the said Apartment shall be free from all encumbrances at the time of execution of sale deed, the Promoter shall obtain an NOC from the concerned Bank/Financial Institution to execute Agreement to Sale in favor of the Allottee(s).

18 ADDITIONAL CONSTRUCTIONS AND SHARING OF SERVICES

- 18.1 The Promoter undertakes that it has no right to make additions or to put up additional structure anywhere in the Said Project after the building plan, layout plans sanction plan and specifications, and facilities has been approved by the competent authorities for the said Project and disclosed, except for as provided in the Act.
- 18.4 The Promoter has represented to the Allottee(s) that there are certain facilities/ services/ development works, which are not part of the said Project and will be provided as part of the other phases of Whole Project The Allottee(s) agrees that the Promoter may undertake changes / relocation of facilities in other phases depending upon the nature, requirements and market demand and the Promoter shall not be liable for obtaining consent for the same from the Allottee(s), unless such modification/ alteration in the facility/ service/ development works/ affect the Allottee(s) directly.
- 18.5 The Promoter represents that it proposes to develop a group housing project comprising of S+14 building which is equal to 44.95 Mtr. of height and accordingly prepared the drawing and submitted before the JDA for its approval. The approval of buildings with a height of 40 Mtr. is done by the JDA only after the approval of the State Government. Therefore, the JDA approved and released the building plan upto 40 Mtr. of height i.e., S+12 building vide its Memo No. JVP/ Addl.MNN/ BPC (BP)/ 2023/ D-1042 dated 06.09.2023 and forwarded the proposal of height beyond 40 Mtr. i.e., S+14 to the State Government for its approval. The Promoter shall at present commence booking of units upto S+12.

18A RAJASTHAN APARTMENT ACT, 2015:

The Promoter has assured the Allottee(s) that the Said Project in its entirety is in accordance with the provisions of the Rajasthan Apartment Act, 2015 (Act No. 12 of 2019) and that the Promoter shall comply with the provisions of the said Act and rules and regulations made thereunder. The Promoter has further assured the Allottee(s) that the various other Acts, rules and regulations prevailing in the State of Rajasthan shall always be complied with by him in the Project."

19 PROMOTERS SHALL NOT MORTGAGE OR CREATE A CHARGE:

- 19.1 The Promoter shall have the right and authority to 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 Said Project/Whole Project subject to the condition that the said Apartment shall be free from all encumbrances at the time of execution of sale deed, the Promoter shall obtain an NOC from the concerned Bank/Financial Institution to execute Agreement to Sale in favour of the Allottee(s).

20 RIGHT OF THE PROMOTER ON UNSOLD UNITS

- 20.1 The Promoter shall have absolute authority and control as regards the unsold units and other premises and the disposal thereof. The Promoter shall be liable to pay only the Municipal Taxes, at actual, in respect of the unsold units in the said Project.
- 20.2 The Promoter further represents and the Allottee(s) is aware that the Whole Project is being developed in phases and the Promoter will have the right to access to the Said/Whole Project till the completion of all the phases for construction and sale of the units in future phases.
- 20.3 Provided that before and after handing over the project to the Association, the Promoter shall continue to have the rights and entitlements to advertise, market, sell any Apartment or building which is not sold without any restrictions on the entry of the building and development of the common areas.
- 20.4 Even after the handover of the Project Land and buildings in favor of the society /association of allottees is executed, the Promoter shall have a right to dispose of the unsold apartments in the said buildings in any manner and sale proceeds thereof shall belong only to the Promoter and such allottee shall be included as members of the society/association.

21 BINDING EFFECT:

- 21.1 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 Jaipur(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 be entitled to 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), Promoter shall have the option to cancel the allotment of the Allottee(s) and if so chosen by the Promoter, Earnest Amount deposited by the Allottee(s) shall be forfeited. However, in case cancellation of booking is done within 30 days from the date of booking full advance payment shall be refunded without interest. 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.

22 ENTIRE AGREEMENT:

- 22.1 This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Unit.

23 RIGHT TO AMEND:

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

24 PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE(S)/ SUBSEQUENT ALLOTTEES:

- 24.1 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 said Unit and the Said Project shall equally be applicable to and enforceable against and by any subsequent allottee of the said Unit, in case of a transfer, as the said obligations go along with the said Unit for all intents and purposes.

25 BROKERAGE:

- 25.1 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 said 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 said Unit.

26 WAIVER NOT A LIMITATION TO ENFORCE

- 26.1 The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, expressly waive the breach by the Allottee (s) in not making payments as per the payment plan mentioned in **PART II OF SCHEDULE C** of this Agreement including waving the payment of Delay Payment Charges 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 allottees.
- 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

- 27.1 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 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.

For Ashiana Housing Limited


Authorised Signatory

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

- 28.1 Wherever in this Agreement it is stipulated that the Allottee(s) has to make any payment, in common with other allottees in the Said Project/Whole Project, the same shall be the proportion which the carpet area plus balcony area of the Unit bears to the total carpet area plus balcony area of all the Apartments in the Said Project/Whole Project, as the case may be.

29 FURTHER ASSURANCES

- 29.1 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

- 30.1 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 the said Agreement, it shall be registered at the office of the Sub-Registrar at Jaipur. Hence this Agreement shall be deemed to have been executed at Jaipur.

31 NOTICES

- 31.1 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 mentioned above.

- 31.2 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(S):

- 32.1 That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee(s) 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

- 33.1 Any application, letter, allotment letter or any other document signed by the Allottee(s) in respect of the Apartment prior to execution and registration of this Agreement for Apartment 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

- 34.1 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.

For Ashiana Housing Limited


Authorized Signatory

35 DISPUTES

35.1 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.

35.2 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.

Note: Any other terms and conditions as per contractual understanding between the Parties may be included. However, such terms and conditions should not be in derogation of or inconsistent with the terms and conditions set out herein as part of this Form or the provisions of the Act or the rules and regulations made thereunder. If any clause of the draft Agreement for Sale prepared and submitted by the Promoter at the time of registration of the Project for public viewing or as actually executed between the Parties is found to be in derogation of or inconsistent with the terms and conditions set out herein as part of this Form or the provision of the Act or the rules and regulations made thereunder, such clause of the draft or any Agreement executed for Sale shall be deemed to be non-existent and in such case relevant terms and conditions set out herein as part of this Form and the relevant provisions of the Act and the rules and regulations made thereunder shall prevail over such clause and the Promoter shall bear the consequences thereof.

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

Signature- _____ (Name)- _____ (First-Allottee)	Signature- _____ (Name)- _____ (Second-Allottee)
---	--

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

1. Promoter

Name

Signature

Designation

Witnesses

For Ashiana Housing Limited


Authorised Signatory

PART-I OF SCHEDULE-A
(Description of Scheduled Land)

Name of Revenue village and Tehsil	Khasra No.	Area (in sqm)
Village-Bhankrota Kalan, Tehsil-Sanganer, District- Jaipur, Rajasthan	876, 877, 878, 879, 880, 881, 881/2891, 882, 884, 885, 886, 887 and 905	32,693.75 Sqm.

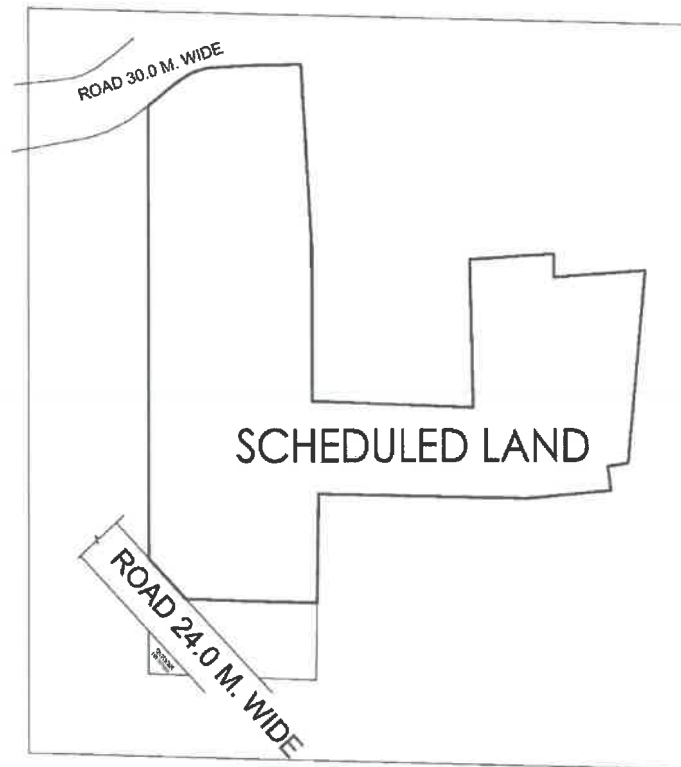
2. The piece and parcel of the plot of land in site is bounded on the: -

In North...

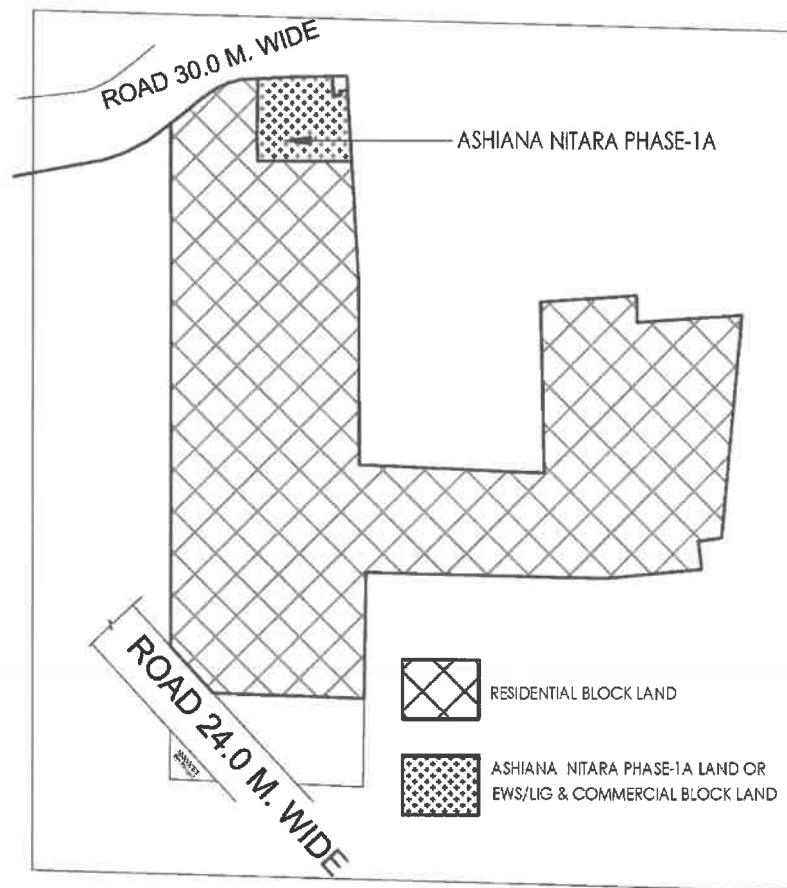
In South...

In East-

In West...



PART-II OF SCHEDULE-A
(Description of Residential Block Land and Ashiana Nitara Phase IA Land i.e EWS/LIG and Commercial Block Land)

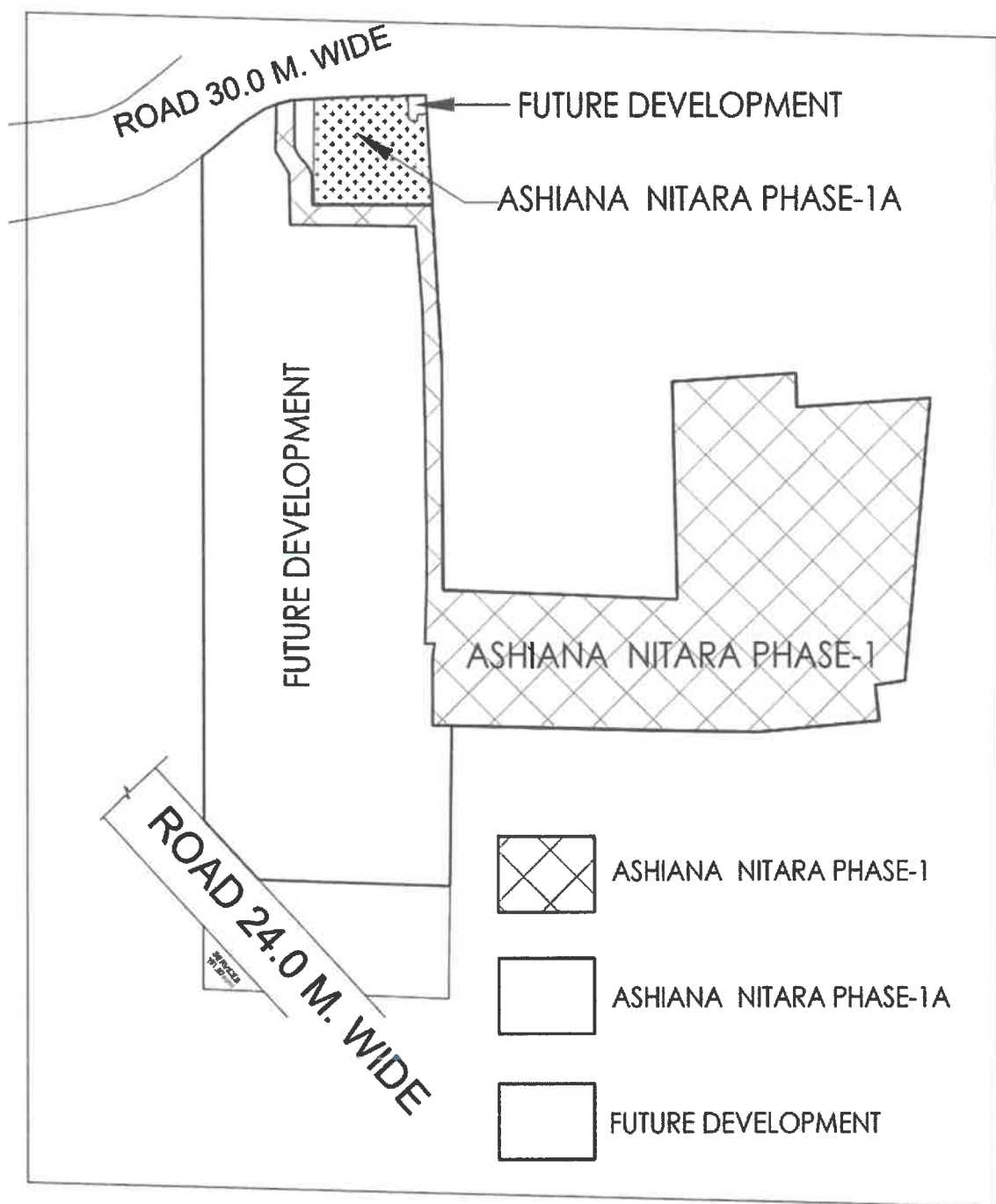


For Ashiana Housing Limited

[Signature]
Authorised Signatory

PART-III OF SCHEDULE A

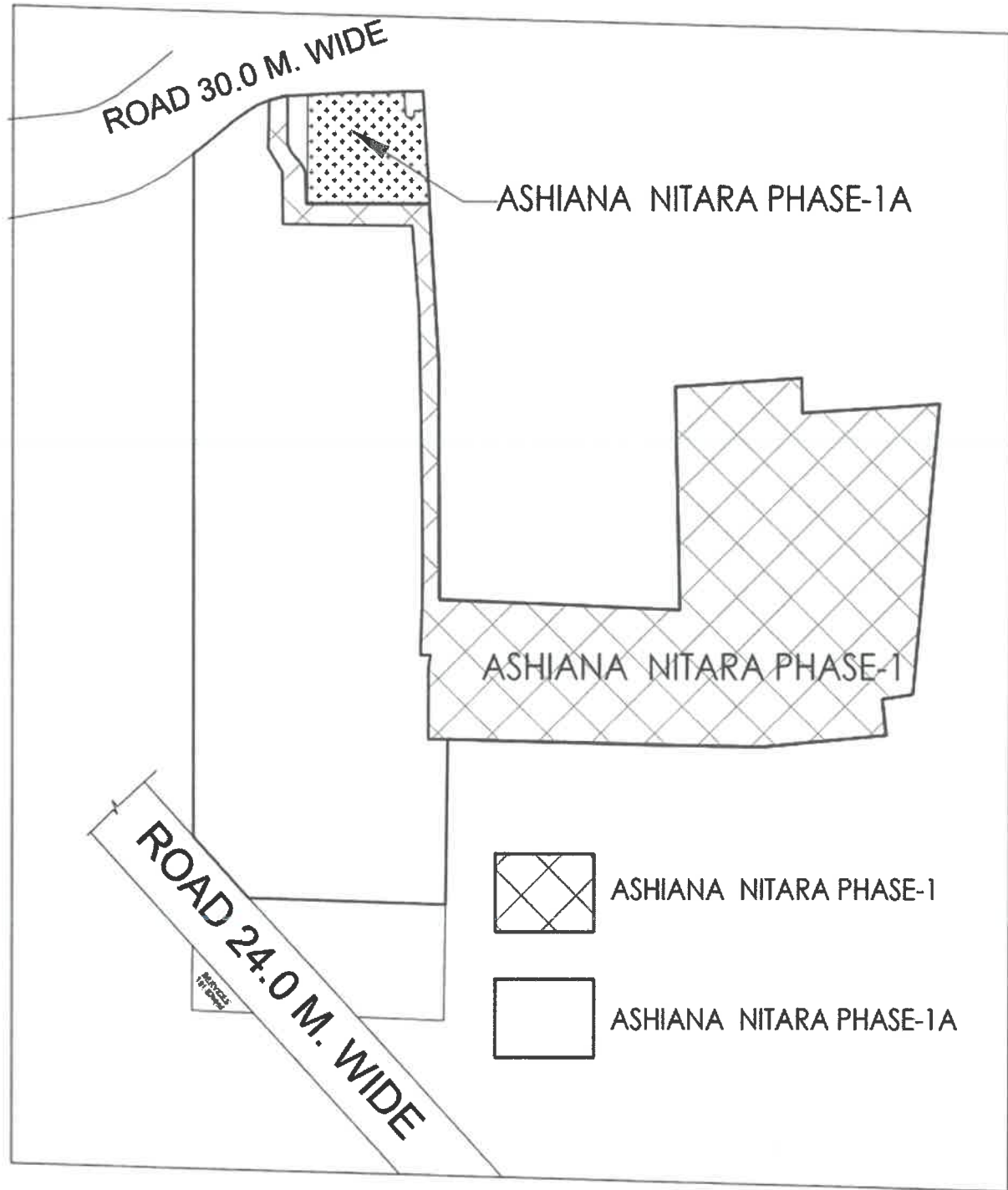
(Description of Whole Project into Ashiana Nitara Phase 1, Future Development of Residential Block and Ashiana Nitara Phase 1A)



PART-IV OF SCHEDULE A

(Description of Project Land)

The area of the Project Land on which the Said Project is being developed ad_measuring **15,214.8** Sqm. is shown as below-



For Ashiana Housing Limited

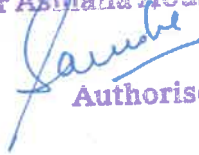
[Signature]
Authorised Signatory

SCHEDULE B

(Description of the Unit)

- a. Unit No. _____
Floor: _____
- b. Type: _____
- c. Carpet Area: _____ sq. mtr. (_____ sq. ft.)
- d. Exclusive Balconies
 - i. Balcony one: _____ sq. mtr. (_____ sq. ft.)
 - ii. Balcony two: _____ sq. mtr. (_____ sq. ft.)
- e. Built- up Area: _____
- f. Number of Parking/s earmarked- _____
- g. Type of Parking- _____

For Ashtana Housing Limited



Authorised Signatory

PART I OF SCHEDULE- C
(Total Price of the Unit)

The Total Price of the Unit is Rs. _____ (Rs. _____ only) is as follows:

Price of the Unit: Rs. _____

Less Discount: Rs. _____

Total Price: Rs. _____

For Ashiana Housing Limited



Authorised Signatory

PART II OF SCHEDULE- C
(Payment Schedule)

Particulars	Amount in Rs.

- Note- i)** Amount reflected above is exclusive of GST, delay payment charges, stamp duty and registration charges
- ii)** The Promoter offers various payment plans and the Allottee(s) has the option to choose the plan he wishes to opt as per his convenience.

For Ashiana Housing Limited

Authorised Signatory

PART-I OF SCHEDULE- D

(Details of Common Areas and Facilities of the Whole Project)

- i. The Scheduled Land
- ii. Sewer System
- iii. Fire Fighting System
- iv. Water Supply System
- v. Electrical Supply System
- vi. Provision for LPG Supply
- vii. Storm Water Drainage
- viii. Underground Water Tank

PART-II OF SCHEDULE D

(Details of Common Areas and Facilities Reserved for Residential Block)

1. Residential Block Land
2. Vehicle Parking within the limits of Residential Block
3. Guard Room within the limits of Residential Block
4. Club
5. Swimming Pool
6. Sport Facilities
7. Green Areas/Park(s)
8. The staircases, lifts, staircase and lift lobbies, fire escapes, and common entrances and exits for Residential Block

Note-Any Common Areas and Facilities located in Residential Block Land shall be reserved exclusively for Residential Block unless specifically mentioned as common area of the Whole Project and to be used by both Residential Commercial Block

PART-III OF SCHEDULE D

(Details of Common Areas, and Facilities Reserved for Ashiana Nitara Phase I A i.e EWS/LIG and Commercial Block)

1. Ashiana Nitara IA Block Land
2. Open Two Wheeler Parking within the Ashiana Nitara Phase IA Land
3. Lift, lobby, corridors of EWS/LIG and Commercial Block
4. Staircases, lifts, staircase and lift lobbies, fire escapes, and common entrances of EWS/LIG and Commercial Block;

Note- Any common areas and facilities located in Commercial Block Land shall be reserved exclusively for Commercial Block unless specifically mentioned as common area of the Whole Project and to be used by both Residential and Commercial Block

For Ashiana Housing Limited

Authorised Signatory

PART I OF SCHEDULE E

(Details of Common Areas and Facilities of the Whole Project to be developed with Said Project)

1. Sewer System (part)
2. Storm Water Drainage System(part)
3. Water supply system (part)
4. Sewage Treatment Plant

PART II OF SCHEDULE E

(Details of Common Areas and Facilities Reserved for Use of Residential Block to be developed with Said Project)

1. Project Land
2. Play Area
3. Open and covered car parking
4. Meter room
5. Street Light

Note- The above referred Common Areas and Facilities Reserved for use for Residential Block are to be developed with Said Project. The Promoter further represents those common areas and facilities to be developed with Ashiana Nitara Phase II and III like park, green area, parking, staircases, lifts, staircase and lift lobbies, fire escapes, and common entrances and exits of Tower B-1 to B-7 etc. shall form part of Common Areas and Facilities for Residential Block and shall be used exclusively by the residents of Residential Block

PART III OF SCHEDULE E

COMMON AREAS, AMENITIES AND FACILITIES RESERVED FOR EWS AND CONVENIENT SHOPPING BLOCK

1. Commercial Block Land
2. Two -Wheeler Parking within the Ashiana Nitara Phase IA Land
3. Car Parking within Ashiana Nitara Phase IA ie EWS/LIG and Commercial Block Land
4. Meter room
5. Street Light
6. Staircases, lifts, staircase and lift lobbies, fire escapes, and common entrances of EWS/LIG and Commercial Block;

Note- Any common areas and facilities located in EWS and Convenient Shopping Block Land shall be reserved exclusively for Ashiana Nitara Phase IA i.e EWS and Convenient Shopping Block unless specifically mentioned as common area of the Whole Project and to be used by both Residential and EWS and Convenient Shopping Block

For Ashiana Housing Limited

Authorised Signatory

SCHEDULE- F

(Development Works)

A. ASHIANA NITARA PHASE- I

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

- (i) **Water Facilities** - The Promoter is endeavoring to source water from the statutory agency and till the time it proposes to source and supply through tankers. Further, the Promoter has proposed to create a water fund from the contributions of the Allottees to meet the cost of water infrastructure to be provided by the Government or its agencies.
- (ii) **Emergency Evacuation Services**- It is proposed to provide emergency assembly points in the Whole Project.
- (iii) **Piped Gases**- It has been proposed to engage an external agency for providing LPG pipe gas facility through gas bank located at various locations. The agency shall lay down a reticulated system for provision of piped gas facility and shall install pre- paid meters in the apartment. The gas to each apartment shall be supplied directly by the agency on charges via pre –paid meters/ PNG supply.
- (iv) **Electrical Supply**- Electricity/power shall be supplied by Jaipur Vidyut Vitran Nigam Limited (JVVNL), Jaipur.
- (v) **Sewage Treatment Plant**- The Promoter proposes / has installed an STP for treatment of sewage. Operationalization of STP required minimum threshold occupancy. However, till such time, the Promoter shall provide a septic tank for disposal of waste.
- (vi) **Treated/Recycled Water**- Promoter plans to use the treated/recycled water for flushing and horticulture.

B. ASHIANA NITARA PHASE- I A

- A. The Promoter has conceived a detailed plan of following development works to be developed in various phases in the Whole Project including the Said Project:
- B. i) **Fire Fighting Facilities**- Fire Fighting equipments/facilities will be provided in the whole project as per NBC guidelines.
- C. ii) **Water Facilities** - The Promoter is endeavoring to source water from the statutory agency and till the time it proposes to source and supply through tankers. Further, the Promoter has proposed to create a water fund from the contributions of the Allottees to meet the cost of water infrastructure to be provided by the Government or its agencies.
- D. iii) **Emergency Evacuation Services**- It has been proposed to provide two staircases (1 normal and 1 fire escape staircase) in S+14 building of appropriate width in accordance with the NBC guidelines. In addition to this, it is proposed to provide emergency assembly points in the Whole Project.
- E. iv) **Use of Renewable Energy**-Either Solar Water heating panels/ Solar PV cells will be provided on the terraces of the Building for supply of pre heated water in one toilet/electricity supply to common area through solar panel.
- F. v) **Piped Gases**- It has been proposed to engage an external agency for providing LPG pipe gas facility through gas bank located at various locations. The agency shall lay down a reticulated system for provision of piped gas facility and shall install pre- paid meters in the apartment. The

For Ashiana Housing Limited

Authorised Signatory

- gas to each apartment shall be supplied directly by the agency on charges via pre –paid meters/ PNG supply.
- G. vi) Electrical Supply- Electricity/power shall be supplied by Jaipur Vidyut Vitran Nigam Limited (JVVNL), Jaipur.
- H. vii) Sewage Treatment Plant- The Promoter proposes / has installed an STP for treatment of sewage. Operationalization of STP required minimum threshold occupancy. However, till such time, the Promoter shall provide a septic tank for disposal of waste.
- I. viii) Treated/Recycled Water- Promoter plans to use the treated/recycled water for flushing and horticulture.

For Ashiana Housing Limited



Authorised Signatory

SCHEDULE-G

A. SPECIFICATIONS FOR ASHIANA NITARA PHASE I

1. Foundation

Reinforced cement concrete, isolated & combined footings/ strip foundation/ raft or load bearing rubble/ masonry or cast-in-situ bore piles and pile caps as per applicable Bureau of Indian Standards (BIS) codes. (Refer note 14-j)

2. Superstructure

Reinforced cement concrete frame structure or load bearing masonry structure in accordance with applicable earthquake zone and Bureau of Indian Standards (BIS) codes (refer note 14-j).

3. Walls

a) **Internal:** Brick wall of Clay Bricks/Fly ash Bricks/AAC Blocks/Hollow concrete blocks

b) **External:** Same as above

4. Finishes - Wall

i) Units

a) **Master and all other bathrooms:** Ceramic tiles up to 2.0 to 2.1 M height from floor level and above the tiles - sand-cement plaster and a coat of POP with coating of emulsion paint.

b) **Kitchen:** Ceramic tiles 0.60 meter from counter top and above the tiles - sand-cement plaster and a coat of POP with coating of emulsion paint.

ii) Common Areas — Internal Wall

Lift lobby in basement, stilt/ground floor and upper floors: Granite and/or marble and/or vitrified tiles and/or ceramic tiles and/or cement sand plaster and/or other local stone and/or combination of any two or more items with emulsion paint finish (wherever applicable).

iii) Common Areas — External Wall

All external walls including roof terrace, open terrace, balcony: Cement sand plaster with spray texture/coating and/or emulsion paint finish.

5. Finishes -Floor

i) Units

a) **Living/Dining, entrance foyer, corridor leading to bedrooms:** Vitrified Tiles (800X800/600X600/600X1200).

b) **Bedrooms and study room:** Vitrified/Ceramic Tiles (800X800/600X600/600X1200/150X600/200X1200).

c) **Master and all other bathrooms:** Ceramic Tiles (300X300/450X450/300X600) and/or combination

d) **Balcony:** Ceramic Tiles (300X300 or other sizes up to 450x450 and /or combination) suitable quality glazed/matt finish

e) **Open Terrace:** Kota stone/other local stone/ceramic tiles of appropriate quality/stone mosaic floor

f) **Internal staircase:** Ceramic tiles (300X300 or other sizes up to 450x450 and /or combination)/full body vitrified tiles or marble/local stone or combination of tiles and stone

g) **Kitchen:** Vitrified tiles (800X800/600X600/600X1200/300X300/450X450) matt finish/Glazed finish.

ii) Common Areas - Internal Floor

a) **Lift lobby in basement, stilt/ground floor and upper floors:** Ceramic tiles (300X300 or other sizes up to 450 x 450 and/or combination) or Kota stone/other local stone of appropriate size or combination of ceramic tiles.

b) **Staircases and Staircase landing:** Ceramic tiles of appropriate quality or semi polished kota stone or any other local stone or combination of tiles and mentioned stone

c) **Stilt area:** Ceramic tiles of appropriate quality or semi polished kota stone or any other local stone or combination of tiles and mentioned stone

d) **Podium:** Homogeneous cement floor of appropriate specification

6. Ceiling

For Ashiana Housing Limited

Authorised Signatory

i) Units

a) Living/Dining, bedrooms, bathrooms, entrance foyer, study area/room, store, balcony corridor inside the units leading to bedrooms, kitchen & all bathrooms:

- 1) Plastered with either- a) sand-cement mortar and a coat of plaster of Paris or b) gypsum
- 2) Pleasing shade emulsion paint (Plastic/Acrylic as per Architect's recommendation) finish of appropriate quality.

ii) Common Area

a) Lift Lobbies: same as 6(i)

b) Staircase, Common lobby, Corridor, Stilt area: 1) Plastered with either- a) sand-cement mortar and a coat of plaster of Paris or b) gypsum

2) Please shade cement paint /distemper/emulsion of appropriate quality (as per Architects recommendation)

c) Basement car parks and ramp: Cement concrete surface finished with grey cement wash after appropriate chiselling/grinding/smoothing or exposed concrete finish

Notes:

Tiles are generally laid with spacers of suitable width as decided by Architect and joints are filled with cementitious grout.

Skirting of 75 to 100 mm wherever applicable

No skirting underneath kitchen platform

No tiles in cupboard area

No tiling work on top surface of loft

Marble/black granite /same floor tiles/ceramic tile/ vitrified tile/ Quartz/ full body tile in window cill inside the room. Outside the unit, window cill will be sand cement plastered and painted.

Allowable undulation in Wall/Ceiling Finishes

Wall and ceiling finishes shall have an appropriate appearance and surfaces should be reasonably uniform, although there may be minor textural differences.

The flatness of the Wall and ceiling finishes will depend on the accuracy to which the background has been constructed. Thinner applications of 2mm skim coats of POP and thin coats of paint, which we apply will only overcome minor irregularities or small deviations from the line of the background. In general, no tolerance can be laid down for these skim coats since this will closely follow the contour of the background (Cement plastered surface).

It is understood that plastering is a craft and it is not possible to achieve a completely smooth and true surface finish. Acceptable tolerance in flatness of a plastered surface is defined in IS 1661 (1972) as mentioned below.

15. TRUENESS OF PLASTERING SYSTEM

15.1 The finished plaster surface shall not show any deviation more than 4 mm when checked with a straight edge of 2 m length placed against the surface.

So allowable Undulation/Tolerance for any plastered wall finish is 4mm if measured in 2- meter straight edge length.

7. Windows

a) Bedrooms, drawing/dining and kitchen: 2 to 3 track aluminium/UPVC framed window, with 2 to 3 sliding panels depending upon size with clear float glass and provision for fly mesh shutter.

b) All bathrooms/powder room: Top hung/louvered with frosted glass. No flymesh shutter is being provided.

c) 2 numbers well supported MS horizontal bar across the window opening at suitable height shall be provided as safety feature. Full grill covering is not being provided

8. Door

- a) All door frames are folded steel sections
- b) **Main entrance:** Laminated flush door or flush door with beading or moulded skin door shutter. Provision to fix mesh door (mesh door is not provided)
- c) **Bedrooms, Study room, master and all other toilets:** Flush door or moulded skin doors.
- d) **Kitchen:** No door is provided

Notes

All doors and door frames are enamel painted.

Fixture detail: Night latch & Door stopper in main door of standard make. Mortise lock with handle, Door stopper & tower bolt in all bedrooms door. Mortise lock with handle in all bathroom and powder room.

9. Bathrooms and kitchen

Sanitary wares and fixtures

a) All toilets except powder room

1 wash basin fitted under/over marble/granite/quartz/full body tile counter or 1 recessed wash basin and a PTMT framed 450 X 550 mirror.

1 floor mounted/wall hung EWC with 6 litre capacity dual flush type vitrified/concealed cistern with seat and seat cover.

A single lever or half/quarter turn CP basin mixer in wash basin, a single lever or half/quarter turn wall mixer with over head shower and a spout in shower area.

1 CP angle valve along with chrome plated PVC semi rigid/flexible health faucet of standard make.

1 CP angle valve of standard make for inlet of hot water geyser.

2 angle valves for water connection to wash basin and 1 angle valve for water connection to flushing cistern and 1 bottle trap of standard make PTMT material.

1 towel rod.

1 towel rack instead of towel rod shall be provided in master toilet only.

b) Staff toilet (wherever applicable)

1 floor mounted EWC with 6 litre capacity dual flush type PVC cistern with white/off white PVC/UPVC seat and seat cover

1 wash basin and a PTMT framed 400X500 mirror

1 pillar cock in wash basin for cold water only of standard make

1 bib tap for cold water of standard make are provided in bathing area

1 angle valve for water connection to wash basin and 1 angle valve for water connection to flushing cistern and 1 bottle trap of standard make PTMT material.

c) Powder Room (wherever applicable)

1 wash basin with 1 pillar cock for cold water

1 floor mounted/wall hung EWC with 6 litre capacity dual flush type vitrified/concealed cistern with seat and seat cover.

1 CP angle valve along with chrome plated PVC semi rigid/flexible health faucet of standard make.

1 angle valve for water connection to wash basin and 1 angle valve for water connection to flushing cistern and 1 bottle trap of standard make PTMT material.

d) Kitchen

1 stainless steel sink with one/double bowl of 160-200 mm depth and a drain board.

1 swivel type sink mixer

1 CP angle valve for inlet of hot water geyser.

1 CP angle valve for water purifier unit/RO

No tap is provided below sink.

Piped LPG gas with LPG meter will be provided

Notes

Brand/make of bath fixtures

All Bath Rooms except staff room toilet

Sanitary wares: Hindustan/Roca/Kohler/American Standard/Vitra or equivalent

Bath Fittings: A. basin mixer, wall mixer and shower of Jaquar/Roca/American Standard/Grohe or equivalent. B. Other angle valve either of CP or PTMT of Standard make like Jal/Continental/Prayag or equivalent.

Staff room toilet

Sanitary wares: Cera/Neysar/Parryware or equivalent.

Bath fittings: A. CP basin mixer like JAL/Continental or equivalent, B. Other angle valve either of CP or PTMT of standard make like Jal/Continental/Prayag or equivalent.

Kitchen

Water supply fittings: A. sink mixer of Jaquar/Roca/American Standard/Grohe or equivalent. B. Other angle valve either of CP or PTMT of Standard make like Jal /Continental/Prayag or equivalent.

10. Electrical Installation and Fittings

a) All electrical wiring in concealed conduits with copper wires. Convenient position & distribution of light and power plugs and provision for electrical chimney above platform and water purifier point in kitchen.

b) Modular electrical switches with sockets and fan regulators of SSK/Anchor/North West/Legrand or equivalent

11. Cable TV and Telephone

Points will be provided in drawing /dining room and in all bedrooms. The intercom will be provided through the authorised phone company or EPABX. Facility of DTH antenna installation for each unit is allowed only on the terrace and not in front of individual units.

12. Driveway and car park

a) Surface Driveway. Stone and/or pavers and/or tarmac and/or concrete to external driveway at designated areas.

b) Basement car parks and ramp to basement car park: Reinforced concrete slab

13. Additional items

Security: Boom Barrier for vehicular barrier, Closed Circuit Television System (CCTV) to project entrance, block Entrance and Club house.

Balcony and staircase railing: Stairs railing height is 1000 mm and Balcony railing height is 1100 mm.

Power back up: Diesel Generator sets of appropriate capacity to provide full back-up into common areas and 1000 watt to each unit with stack is provided to fulfil designed requirement.

Washing machine: Provision is provided in suitable location.

14. Notes/Disclaimers

a) **Wall:** No tiles behind/below kitchen cabinets, Wall surface above the false ceiling may be left in its original bare condition.

b) **Marble, Limestone and granite:** Marble: Limestone and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-uniformity in the marble, limestone or granite as well as non-uniformity between pieces cannot be totally avoided. Granite is pre-polished before laying and care has been taken for their installation. However granite, being a much harder material than marble cannot be re-polished after

- installation. Hence some differences may be felt at joints. The tonality and pattern of marble, limestone or granite selected and installed shall be subject to availability.
- c) **External Paints:** External plastered surface of the buildings are painted of suitable quality as decided by the Architects. Paints are manufactured product from chemicals and specific grade of minerals/natural stone product. After application this paint is exposed to weatheric conditions. Ultra violet ray and weather conditions will affect life and sheen of the product and also would cause damages to the expected/designed protective properties of paints. Therefore, periodic maintenance including redoing of paints would be inevitable.
 - d) **Materials, Fittings, Equipment, Finishes, Installation and Appliances:** The brand, colour and model of all materials, fittings, equipment, finishes, installation and appliances supplied shall be provided subject to architect's selection, market availability and the sole discretion of the vendor.
 - e) **Air Conditioning System:** Provision for fixing of window/split air conditioner in drawing dining area & bedrooms are being provided. For Split A/C assigned spaces are earmarked on the elevation of the building for ease of access and to create uniformity for aesthetic purpose.
 - f) **Timber:** Timber is a natural material containing grain/vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Timber has inherent property to react along with atmospheric changes, which results bending, twisting and cracking if not maintained well consistently.
 - g) **Internet Access & Cable Television:** If the Purchaser requires internet access & Cable Television, the Purchaser will have to make direct arrangements with the Service Provider and/or such relevant entities/authorities for services to the Unit and to make all necessary payment.
 - h) **Glass:** Glass, plain/clear/frosted, is widely used in residential developments and may break/shatter due to accidental knocks or other causes. In addition, glass is a manufactured material and the Purchaser may wish to note that it may not be 100% free from impurities. These impurities are not avoidable with quality checks and balances.
 - i) **Tiles:** Tiles are manufactured from special kind of clay and other materials. Baking on very high temperature is an integral stage of manufacturing process and therefore, shades and flatness of each lot varies a little bit. Hence, selected tile sizes and tile surface flatness cannot be perfect. Different quality assurance organisations like ISO 10545-2/ Singapore standard SS483:2000 had mentioned acceptable ranges. We, at Ashiana, has been taking utmost care while receiving materials and while install them to minimise these issues but they can never be avoided completely due to inherent properties of the material and therefore excellence in flatness, sizes and minor chips on edges cannot be guaranteed. To minimize such issue tiles are laid with spacers.
 - j) **Design Experts:** Professionally qualified practicing consultants in the field are deployed to design different functions in compliance to applicable norms and guidelines. These functions are a) Architecture b) Structure c) Plumbing d) Landscape e) Fire Fighting and e) Power & Electrical. Design parameters set by such experts and applicability of their drawings and decisions are treated as final.
 - k) As per structural design principles, structures are allowed to deflect in different allowable loading/atmospheric/ground settlement/seismic parameters. Since masonry and RCC members behaves differently in such situations, therefore hair cracks in different components of the building are inevitable. These cracks are more visible in plastered surface of the masonry work. While conventionally recognized precautionary measures will be undertaken diligently but complete dis-appearance of such cracks cannot be ascertained.
 - l) Brick work, plaster and application of putty/POP over plastered surface are manual activities. As of date, no machines are found successful to execute these activities without extensive human involvement. Hence, despite all quality process in the job, undulation, out in plumb to certain extent cannot be avoided completely.

- m) While every reasonable care has been taken in preparing this brochure and in constructing the models and show flats, the Developer and the Marketing Agents cannot be held responsible for any inaccuracies or omissions. Visual representations, models, show flat displays and illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artist's impressions of the development and cannot be regarded as representations of the fact. Floor areas are approximate measurements and are Subject to final survey.
- n) All information, specifications, renderings, visual representations and plans are correct at the time of publication and are subject to changes as may be required by us and/or the competent authorities and shall not form part of any offer or contract nor constitute any warranty by us and shall not be regarded as statements or representation of fact. All facts are subject to amendments as directed and/or approved by the building authorities. All areas are approximate measurements only and subject to final survey. The agreement to sell shall form the entire agreement between us as the Developer and the Purchaser and shall supersede all statements, representations or promises made Prior to the signing of the Agreement to sell and shall in no way be modified by my statements, representations or promises made by us or the Marketing Agents.

B. Specification For EWS/LIG

S no.	Item	Description
A	FOUNDATION & STRUCTURE	G+10 Storey Building with RCC frame structure on raft foundation as per design of Structural Designer.
B	WALL	External and Internal Walls of 200 & 100 mm thickness as per approved JODA drawings and both side cement plaster.
C	FLOORING WORK-	
1	Drawing & Dining Area, open Kitchen	Ceramic tiles
2	All Bedroom-Master Bedroom (R1), Red room (R2)	Ceramic tiles
3	Balcony	Ceramic tiles
4	Toilet	Ceramic tiles
5 A	Kitchen	Ceramic tiles
5 B	Kitchen Countertop	Kota Stone or equivalent
D	DOORS-	
1	Doors/Window Frame	MS pressed steel
A i	Door Frame	
A ii	Main Door	
A iii	Bathroom Door	
E	DOOR SHUTTER (IS APPROVED)	
A i	Main Doors	35 mm thick flush door with anodized aluminium fittings
A ii	Room Doors	35 mm thick flush door with anodized aluminium fittings
A iii	Toilet Doors	35 mm thick flush door with anodized aluminium fittings
F	WINDOWS	
1	Balcony Window	2 Track Aluminium/UPVS/M.S Framed Windows
2	Kitchen Window	
3	Bathroom Window	
G	WINDOW SILL	Plastered and Painted
H	PAINTING	Plastered and Painted

1	Internal Wall	Oil bound distemper
2	Internal Ceiling	Oil bound distemper
3	External	Cement Pain
4	M.S Railing/Grill	Painted hollow section
I	C.P FITTING (IS APPROVED)	
1	Wash Basin	Pillar cock
2	Bath	Short body bib cock
3	Sink	Cock Swivel
4	For Wash Machine	Bib cock with Nozzle
5	Angle valve below washbasin	PVC
6	PVC grating	PVC
7	Waste coupling for washbasin	PVC
8	Towel rod	C.P
J	KITCHEN SINK	S.S- single bowl-
K	VITROUS FITTING (IS APPROVED)	
1	Wash Basin	White China Ware
2	IWC	ORISSA PAN
L	D/W FITTING (IS APPROVED)	
1	Main Door Lock & handle	Anodized Aluminium L-Drop with C Type Hall
2	All other doors Lock and handle	Anodized Aluminium L-Drop with C Type Hall
3	Tower bolt, Hinges, Stopper	Aluminium Anodized
4	Tower 6" Bolt	Aluminium Anodized
5	Door Stopper	Aluminium Anodized
M	Mirror	PVC Frame (12"x18")
N	Electrical Switches/Socket	Piano type ISI Approved
	ELECTRICAL WORK	All electrical wiring in concealed PVC conduits with copper wires. Convenient provision & distribution of light and power plugs and switches.
O	Electrical Switches/Socket	Power backup only in common areas.

C. Specifications For Shops

S. no.	Item	Material
1.	Shop Internal Flooring	Vitrified (600X600)
2.	Corridor Flooring	Kota Stone/Ceramic Tiles
3.	Internal Wall Finnish	Plaster + POP + OBD
4.	Public Toilets	Ceramic Tiles (300X300)
5.	Shop Front Façade	External Grade Cement Paint as per Architect
6.	External Sides	External Grade Cement Paint as per Architect
7.	Shop Internal Ceiling	OBD
s8.	External Plaza	Sand Stone /Kota/Concrete
9.	Car Parking	Pavers/Concrete/Black top
10.	Others:	
11.	Electrical Switches	PVC Modular
12.	C.P fittings	Prayag/Jal
13.	Chinaware	Cera

	Provision in each Shop (Yes/No)	
1.	HVAC	Only Provision for Split AC
2.	One Telephone Point (intercom)	YES
3.	One Television (access to LV shaft only)	YES
4.	One 5/15 Multi Point	YES
5.	One Distribution Box	YES (2 BAY)
6.	Space for Singage Board	YES
7.	Generator Back Up	YES (750W)
8.	Rolling Shutter Provision	YES

For Ashiana Housing Limited



Authorised Signatory

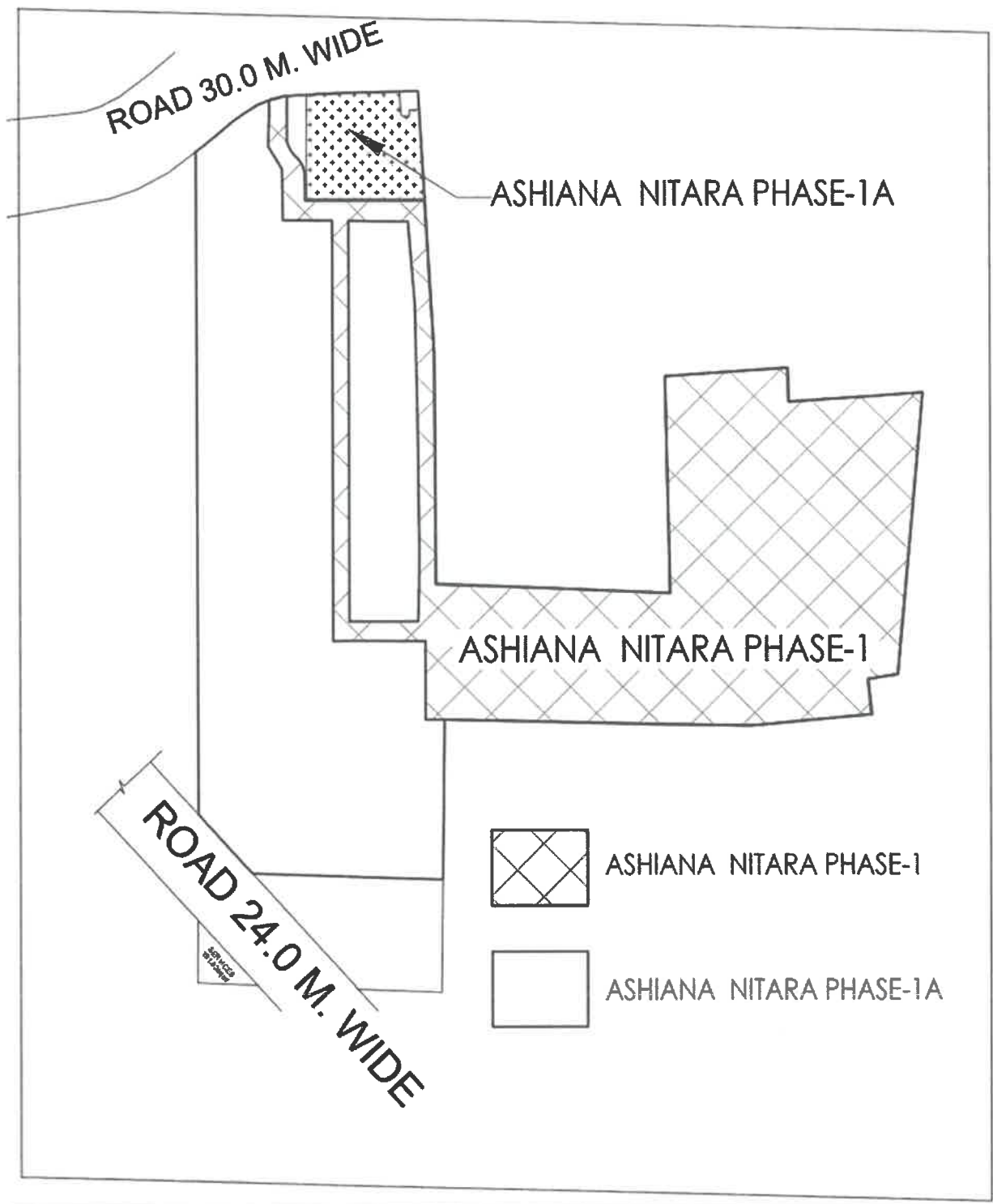
SCHEDULE- H
STAGE WISE TIME SCHEDULE OF COMPLETION OF SAID PROJECT

1.	Completion of Structure of the Building	January, 2026	Foundation, RCC Super Structure
2.	Completion of development works	July, 2027	Brick Work, Internal Plaster, Tiles Work, External Plaster, POP Work, Door Shutter Fitting, Aluminum Window, Electrical Wiring & fittings and testing, Internal Painting, CP & Vitreous Fittings, External Painting
3.	Obtaining Completion Certificate	August, 2027	
4.	Grace Period of Six Months	February, 2028	
5.	Finishing and Handover	February, 2028	Hand Over

For Ashiana Housing Limited

Authorised Signatory

SCHEDULE- I



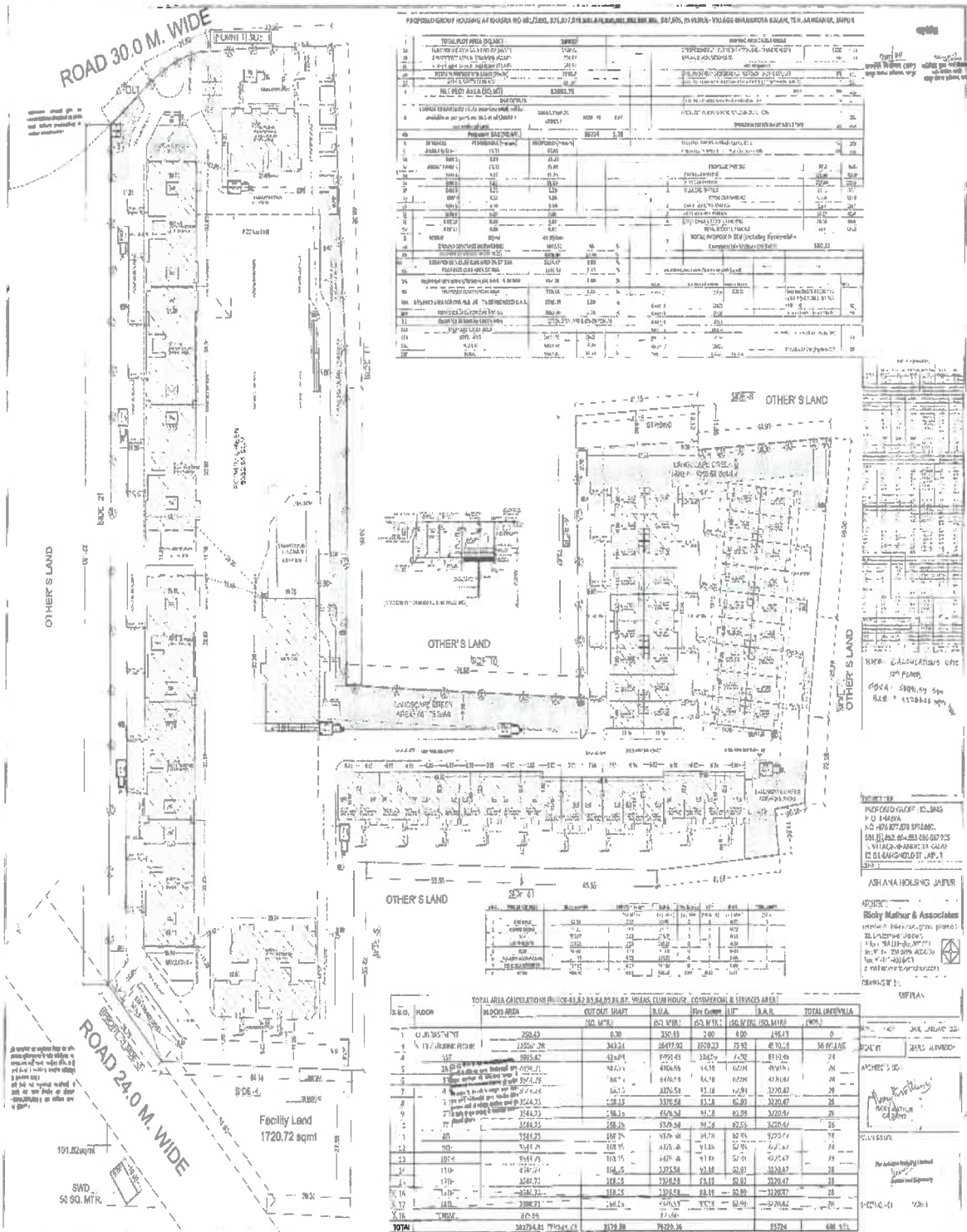
ANNEXURE-1
RESOLUTION

For Ashiana Housing Limited

Authorized Signatory

ANNEXURE II

SITE LAYOUT



For Ashiana Housing Limited

Authorised Signatory

ANNEXURE III
BUILDING PLAN APPROVAL

जयपुर विकास प्राधिकरण, जयपुर।

क्रमांक:- ज.वि.प्रा./अति.मु.न.नि./बी.पी.सी.(बीपी)/2023/डी-1042

दिनांक:- 06/9/2023

भवन निर्माण स्वीकृति पत्र

1.	खसरा/भूखण्ड संख्या	खसरा नम्बर 876, 877, 878, 879, 880, 881, 881/2891, 882, 884, 885, 886, 887, 905, ग्राम भांकरोटा कलान, तहसील सांगानेर, जयपुर।
2.	विकासकर्ता का नाम/पता	मैसर्स आशियाना हाउसिंग लिमिटेड, मुख्यालय, मैसर्स के.जी.के रियल एस्टेट प्रा.लि., जरिये अधिकृत हस्ताक्षरकर्ता सुश्री समीक्षा बंसल, 401, तृतीय तल, अपेक्स मॉल, लालकोठी, टॉक रोड, जयपुर।
3.	भूखण्ड का क्षेत्रफल	32,693.75 व.मी. 30 मीटर सड़क मार्गाधिकार में समर्पित भूमि = 1001.87 व.मी. 24 मीटर सड़क मार्गाधिकार में समर्पित भूमि = 1291.83 व.मी. नो कन्स्ट्रक्शन सेप्टी कॉरीडोर = 191.82 व.मी. 5 प्रतिशत सुविधा क्षेत्र हेतु समर्पित भूमि = 1720.72 व.मी.
4.	भूखण्ड के सामने सड़क की चौड़ाई	30 मीटर एवं 24 मीटर
5.	लोजडीड जारी दिनांक	21.10.2013 भू-उपयोग:- आवासीय प्रयोजनार्थ
6.	पुनर्गठित/एकल पट्टा/उप विभाजन	एकल पट्टा
7.	प्रस्तावित भवन मानचित्रों का प्रयोजन	आवासीय (ग्रुप हाउसिंग) प्रयोजनार्थ भवन मानचित्र अनुमोदन बाबत।
8.	वास्तुविद का नाम एवं पंजीयन क्रमांक	श्री रिकी माथुर, सी.ए./24247

अनुमोदित मानदण्ड:-

1.	भवन मानचित्र अनुज्ञा अवधि	भवन मानचित्र अनुज्ञा अवधि मानचित्र जारी होने की दिनांक से 7 वर्ष अर्थात दिनांक 05.09.2030 तक प्रभावी है।			
2.	सैटवैक	रामने	पार्श्व-I	पार्श्व-II	पीछे
		15 मी.	11.25 मी.	9 मी.	11.25 मी. से 15 मी.
3.	सकल निर्मित क्षेत्रफल	63,091.54 व.मी.			
4.	बी.ए.आर.	1.50 (49,283.06 व.मी.)			
5.	आच्छादित क्षेत्रफल	27.46 प्रतिशत (8978.88 व.मी.)			
6.	ऊँचाई	0.50 मी. (फ्लिन्थ) + 3.15 मी. (स्टिल्ट) + 35.40 मी. (प्रथम से 12 तल) कुल 39.05 मीटर			
7.	तलों की संख्या	(स्टिल्ट + प्रथम से 12 तल)			
8.	पार्किंग	कार	स्कूटर	बस	कुल ईसीयू
		सरफेस	मैकेनिकल		
		522	—	175	580.33

तथ्य:-

1.	प्रथम अनुमोदन/संशोधन	प्रथम अनुमोदन
2.	समिति की बैठक संख्या एवं दिनांक	269वीं बैठक दिनांक 02.03.2023

अनापत्ति प्रमाण पत्र:-

1.	अग्निशमन विभाग	अधिवास प्रमाण पत्र आवेदन के समय प्रस्तुत की जानी है।														
2.	पर्यावरण विभाग का Consent to operate	अधिवास प्रमाण पत्र आवेदन के समय प्रस्तुत की जानी है।														
3.	भारतीय नागरिक उड्डयन विभाग	एयरपोर्ट एन.ओ.सी. दिनांक 22.12.2022 अनुसार 51 मीटर ऊँचाई अनुज्ञेय है, जिसकी वैधता अवधि दिनांक 21.12.2030 तक है। साईट कॉर्डिनेट्स निम्नानुसार है:- <table><tr><td>26 52 17.23 N</td><td>75 40 49.22 E</td></tr><tr><td>26 52 26.39 N</td><td>75 40 50.40 E</td></tr><tr><td>26 52 16.84 N</td><td>75 40 52.08 E</td></tr><tr><td>26 52 20.91 N</td><td>75 40 55.53 E</td></tr><tr><td>26 52 23.10 N</td><td>75 40 55.68 E</td></tr><tr><td>26 52 19.19 N</td><td>75 40 57.75 E</td></tr><tr><td>26 52 22.51 N</td><td>75 40 58.55 E</td></tr></table>	26 52 17.23 N	75 40 49.22 E	26 52 26.39 N	75 40 50.40 E	26 52 16.84 N	75 40 52.08 E	26 52 20.91 N	75 40 55.53 E	26 52 23.10 N	75 40 55.68 E	26 52 19.19 N	75 40 57.75 E	26 52 22.51 N	75 40 58.55 E
26 52 17.23 N	75 40 49.22 E															
26 52 26.39 N	75 40 50.40 E															
26 52 16.84 N	75 40 52.08 E															
26 52 20.91 N	75 40 55.53 E															
26 52 23.10 N	75 40 55.68 E															
26 52 19.19 N	75 40 57.75 E															
26 52 22.51 N	75 40 58.55 E															

For Ashiana Housing Limited

Authorised Signatory

सामान्य शर्तें:-

प्रकरण भवन मानचित्र समिति (बीपी) की 269वीं बैठक दिनांक 02.03.2023 में प्रस्तुत किया गया, जिस अनुसार कुल 0.50 मी. (फ्लिन्थ) + 3.15 मी. (स्टिल्ट) + 41.30 मी. (प्रथम से 14 तल) = 44.45 मी. + 5.60 मी. (मशीन रूम/ममटी/वाटर टैंक) कुल 50.55 मीटर ऊँचाई व सकल निर्मित क्षेत्रफल 70,720.36 वर्गमीटर के भवन मानचित्र अनुमोदन किये जाने का निर्णय लिया गया, किन्तु प्रकरण में भवन की ऊँचाई 40 मीटर से अधिक होने के कारण राज्य सरकार की स्वीकृति आवश्यक है। आप द्वारा संदर्भित प्रतिवेदन प्रस्तुत कर राज्य सरकार से स्वीकृति प्राप्त होने तक 0.50 मी. (फ्लिन्थ) + 3.15 मी. (स्टिल्ट) + 35.40 मी. (प्रथम से 12 तल) कुल 39.05 मीटर ऊँचाई के मानचित्र जारी किये जाने का निवेदन किया गया है। अतः प्रस्तुत प्रतिवेदन के क्रम में 0.50 मी. (फ्लिन्थ) + 3.15 मी. (स्टिल्ट) + 35.40 मी. (प्रथम से 12 तल) कुल 39.05 मीटर ऊँचाई के भवन मानचित्र बी.पी.सी. (बी.पी.) की 269वीं बैठक दिनांक 02.03.2023 के निर्णयानुसार निम्न शर्तों के साथ निर्माण स्वीकृति दी जाती है:-

1. निर्माण कार्य प्रारम्भ करने से पूर्व आप उपायुक्त जोन-12, प्राधिकरण को निर्धारित प्रपत्र में सूचना प्रस्तुत करेंगे।
2. स्वीकृत मानचित्र मौके पर उपयुक्त स्थान पर बोर्ड लगाकर उस पर स्पष्ट रूप से दर्शाने होंगे।
3. निर्माण स्थल पर स्वीकृति का विवरण अर्थात् अनुमोदित मानचित्र, उपलब्ध पार्किंग की सूचना एवं भवन में सुरक्षा एवं निकास प्लान (Escape Plan) का नक्शा भी प्रदर्शित (Display) उपयुक्त स्थान पर प्रदर्शित किया जावे।
4. भवन का उपयोग प्रारंभ होने पर एक केयर टेकर की नियुक्ति की जावे जिसके पास भवन का मानचित्र, सुरक्षा एवं निकास प्लान (Escape Plan) उपलब्ध रहें। इस प्रकार नियुक्त केयर टेकर के मोबाईल नंबर एवं Land Line Number भी लिये जाकर पुलिस आयुक्त जयपुर महानगर व उपायुक्त जोन को सूचना उपलब्ध करवाई जावे ताकि किसी भी दुर्घटना की स्थिति में बचाव कार्य प्रभावी रूप से किये जा सकें।
5. विकासकर्ता द्वारा भवन के परिसर को स्वीकृत मानचित्र में दर्शित/निर्धारित अनुसार ही उपयोग में लिया जावेगा।
6. भवन विनियम 2020 के प्रावधान संख्या 10.3.2(x) के अनुसार भवन में अपेक्षित सेवाओं यथा प्रस्तावित जल वितरण प्रणाली, जल मल निकासी प्रणाली, विद्युत सेवाएँ, वातानुकूल सेवाएँ आदि से संबंधित मानचित्रों के दो सेट जो कि आवेदित परियोजना की डिजाईन व निर्माण की क्रियान्विति हेतु अनुबंधित किये गये काउंसिल ऑफ आर्किटेक्चर से रजिस्टर्ड आर्किटेक्ट एवं परियोजना के स्ट्रक्चरल इंजीनियर से ही प्रमाणित किये हुये, अधिकतम 90 दिवस की अवधि में उपलब्ध करवाया जाना आवश्यक होगा।
7. प्रकरण बहुमंजिला भवन होने के कारण भवन विनियम 2020 के प्रावधान संख्या 10.3.2(xi) के अनुसार आप द्वारा भवन में अग्निशमन संबंधित प्रावधान एन.बी.सी. के अनुसार रखे जाने आवश्यक होंगे जिसकी समस्त जिम्मेदारी आपकी होगी। भवन निर्माण पूर्ण हो जाने के पश्चात अधिवास प्रमाण-पत्र जारी करने से पूर्व अग्निशमन अनापत्ति प्रमाण-पत्र एवं पर्यावरण विभाग का अनापत्ति प्रमाण पत्र प्रस्तुत करना होगा।
8. परियोजना में भूखण्ड के क्षेत्रफल, प्रस्तावित सकल निर्मित क्षेत्रफल एवं ऊँचाई अनुसार भवन विनियम 2020 से संबंधित प्रावधान संख्या 10.11 (पर्यावरण संरक्षण हेतु नियम), नियम 10.11.1 (वर्षा जल संग्रहण), 10.11.2 व नदिवि के आदेश दिनांक 07.09.2021 (अपशिष्ट जल का शुद्धिकरण एवं रिसाईकिलिंग हेतु प्रावधानों की अनुपालना) 10.11.3 (पर्यावरण हेतु वृक्षारोपण), 10.11.4 (सॉलिड वेस्ट डिस्पोजल), 10.11.5 (सौर ऊर्जा संयंत्र), 10.11.2.5 व 16.3 (सीवरेज ट्रीटमेन्ट प्लांट), 12.1 (पार्किंग क्षेत्र की पालना), 12.3 (विद्युत आवश्यक की पूर्ति हेतु संबंधित विद्युत वितरण एजेंसी के प्रावधान), विनियम संख्या 15 (निर्माण कार्य के दौरान अपनाई जाने वाली प्रक्रिया), नियम संख्या 15.5 (भवन विनियम के अपेक्षाओं के अनुरूप भवन निर्माण) के प्रावधानों की अनुपालना की जानी होगी।
9. भवन विनियम 2020 के प्रावधान संख्या 12.1.4 (अ) के अनुसार आवश्यक पार्किंग का 10 प्रतिशत EV Charging Facility के प्रावधान की मौके पर सुनिश्चितता की जावेगी।
10. भवन में RPWD Act 2016, UNCRPD Act 2006 एवं प्रचलित भवन विनियम में विनिर्दिष्ट धाराओं के अनुसार विशेष योग्यजनों के लिए आवश्यक मापदण्ड/सुविधाओं/साईन बोर्ड/दिशा निर्देशों की पालना सुनिश्चित की जानी होगी।
11. नगरीय विकास विभाग, राजस्थान सरकार के आदेश दिनांक 14.12.2022 के अनुसार भवन विनियम 2020 के प्रावधान संख्या 12.4 के अनुसार भवन में Common Telecom Infrastructure (CTI) के प्रावधान की पालना सुनिश्चित की जानी होगी।
12. नगरीय विकास विभाग, राजस्थान सरकार के आदेश दिनांक 10.08.2023 के अनुसार भूखण्ड से लगती हुई सम्पूर्ण सभी सड़कों का विकास, फुटपाथ एवं वृक्षारोपण का प्रावधान स्वयं के ख्य पर सुनिश्चित किया जाना होगा।
13. नगरीय विकास विभाग, राजस्थान सरकार के आदेश दिनांक 10.08.2023 के अनुसार भवन में प्रत्येक लिफ्ट में ए. आर.डी. (Automatic Rescue Device) सिस्टम का प्रावधान रखा जाना होगा।
14. आकाशीय बिजली से बचाव हेतु भवन में Thunder stick (तडित चालक) का प्रावधान रखा जाना अनिवार्य होगा।

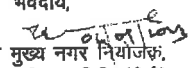
For Ashiana Housing Limited


Authorised Signatory

15. भवन परिसर में आगंतुकों की पार्किंग उपलब्ध करवाई जाए तथा आगंतुकों हेतु निःशुल्क वाहन पार्किंग का कोर्ड लगवाया जावे।
16. निर्मित भवन के प्रवेश द्वार के पास भवन में अनुमोदित व उपलब्ध चार पहिया व दो पहिया वाहनों के पार्किंग की सूचना का बोर्ड (डिस्प्ले) लगवाया जावे।
17. भवन विनियम 2020 के विनियम संख्या 18.3 की अनुपालना में "गलत तथ्यों पर प्राप्त की गई अथवा तथ्यों को छुपाकर प्राप्त की गई स्वीकृति स्वतः निरस्त मानी जायेगी एवं ऐसी निर्माण स्वीकृति प्राप्त करने के लिए आवेदनकर्ता को दोषी माना जायेगा।"
18. प्रश्नगत प्रकरण किसी भी न्यायालय में यदि लंबित है तो उसकी समस्त जिम्मेदारी आवेदक की ही होगी। यदि मानचित्र जारी होने के पश्चात यह अवगत हुआ कि किसी भी माननीय न्यायालय में प्रकरण लंबित है अथवा विपरीत निहित है तो मानचित्र स्वतः ही निरस्त समझे जायेंगे।
19. उक्त स्वीकृति के कारण यदि जयपुर विकास प्राधिकरण को किसी न्यायालय, सक्षम अधिकारी तथा नगर भूमि (अधिकतम सीमा एवं विनियम) अधिनियम के तहत नियुक्त अधिकारी के समक्ष किसी कार्यवाही में कोई भी खर्च, नुकसान, मुआवजा देना पड़े या देने योग्य हो तो प्रार्थी उनकी इस क्षति को पूर्ण करने के लिए बाध्य होगा।
20. तकनीकीविज्ञ के निरीक्षण में स्वामी निर्माण कार्य करवायेगा जिसके संबंध में सूचना प्राधिकरण को पूर्व में देनी होगी। यदि तकनीकीविज्ञ को बदला जाता है तो इसकी सूचना 48 घन्टे के अन्दर यथोचित प्रमाण-पत्र में प्राधिकरण को देनी होगी।
21. भवन मानचित्र इस शर्त के साथ जारी किये जाते हैं कि आप द्वारा परियोजना का निर्माण कार्य पूर्ण किये जाने के पश्चात नियमानुसार पूर्णता एवं अधिवास प्रमाण पत्र प्राप्त किया जाना आवश्यक है।
22. यह भवन निर्माण स्वीकृति स्वामित्व का दस्तावेज नहीं है।

विशेष शर्त:-

1. जोन की रिपोर्ट दिनांक 14.06.2022 अनुसार प्रशासन शहरों के संग अभियान के अन्तर्गत भवन निर्माण अवधि दिनांक 31.03.2023 तक देय थी। किन्तु नववि के आदेश दिनांक 31.03.2023 अनुसार भवन निर्माण अवधि में दिनांक 30.09.2023 तक छूट दिये जाने के आदेश प्रदान किये गये हैं। अतः भवन निर्माण अवधि में दिनांक 30.09.2023 तक देय होगी।
 2. यह भवन अनुज्ञा अवधि, भवन मानचित्र जारी की दिनांक से 7 वर्ष अर्थात् दिनांक 05.09.2030 तक प्रभावी हैं।
- संलग्न:- मानचित्रों की प्रति का 1 सेट (28 मानचित्र)**

भवदीय,

 अतिरिक्त मुख्य नगर नियोजक,
 भवन मानचित्र समिति (बीपी)
 जयपुर विकास प्राधिकरण, जयपुर।

प्रतिलिपि:- सूचनार्थ एवं आवश्यक कार्यवाही हेतु।

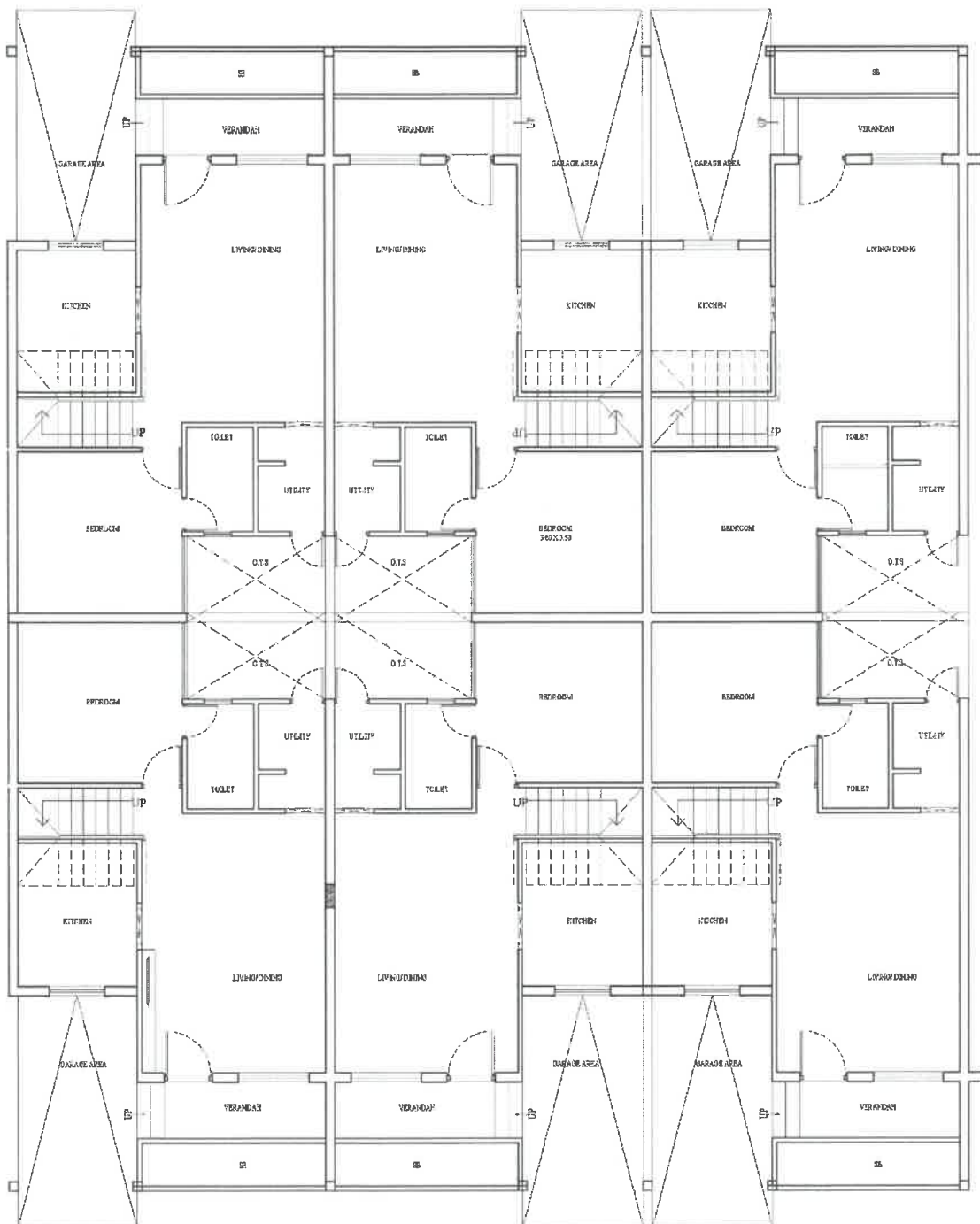
1. मुख्य नियन्त्रक (प्रवर्तन), जयपुर विकास प्राधिकरण, जयपुर को मानचित्रों की प्रति (28 मानचित्र) संलग्न कर अग्रिम कार्यवाही हेतु प्रेषित है।
2. उपायुक्त, जोन-12, जयपुर विकास प्राधिकरण, जयपुर को मानचित्रों की प्रति (28 मानचित्र) संलग्न कर अग्रिम कार्यवाही हेतु प्रेषित है।
3. प्रबंध निदेशक, जयपुर विद्युत वितरण निगम लि०, विद्युत भवन जलस्थ, जयपुर को सूचनार्थ प्रेषित है।
4. मुख्य अभियन्ता, मुख्यालय जन स्वास्थ्य अभियांत्रिकी विभाग हसनपुरा रोड, रेल्वे हॉस्पिटल के पास, जयपुर को सूचनार्थ प्रेषित है।
4. उपायुक्त राजस्व-प्रथम, नगर निगम, जयपुर को पत्र क्रमांक एफ. 60/उपा. रा (प्रथम)/जननि/2019/18 दिनांक 08.03.2019 के क्रम में सूचनार्थ प्रेषित है।
5. श्री विष्णु मोहन झा, चीफ एयरपोर्ट अधिकारी, जयपुर इन्टरनेशनल एयरपोर्ट, जयपुर को पत्र क्रमांक 5253-66 दिनांक 22.12.2022 के क्रम में सूचनार्थ प्रेषित है।

अतिरिक्त मुख्य नगर नियोजक,
 भवन मानचित्र समिति (बीपी)
 जयपुर विकास प्राधिकरण, जयपुर।

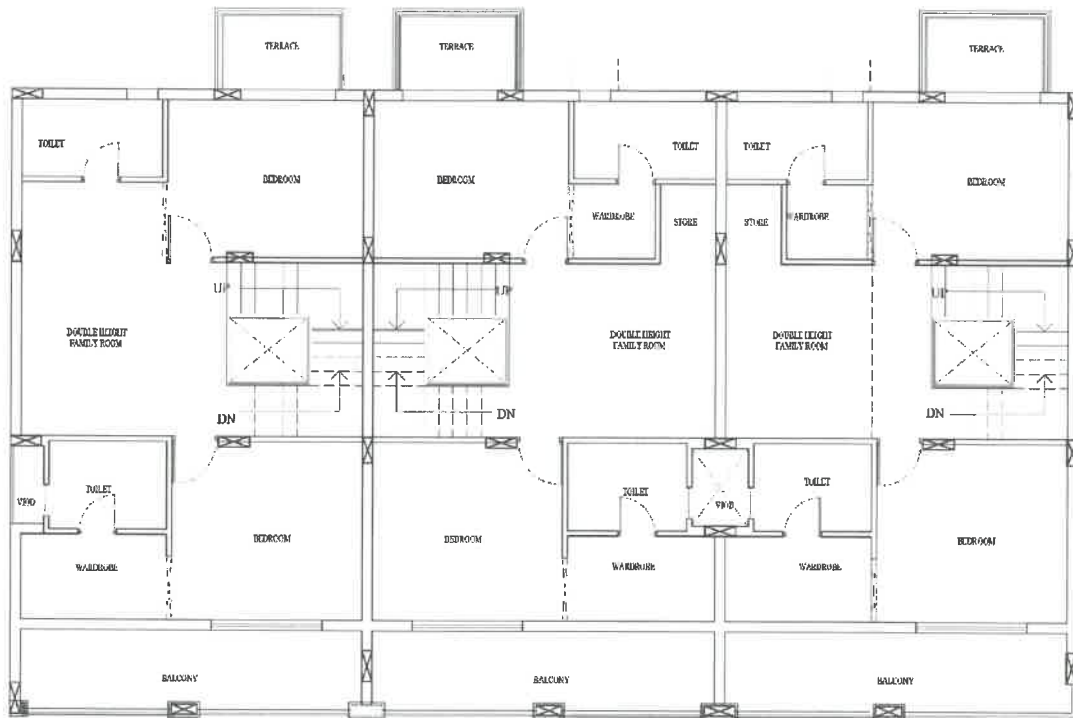
For Ashiana Housing Limited


 Authorised Signatory

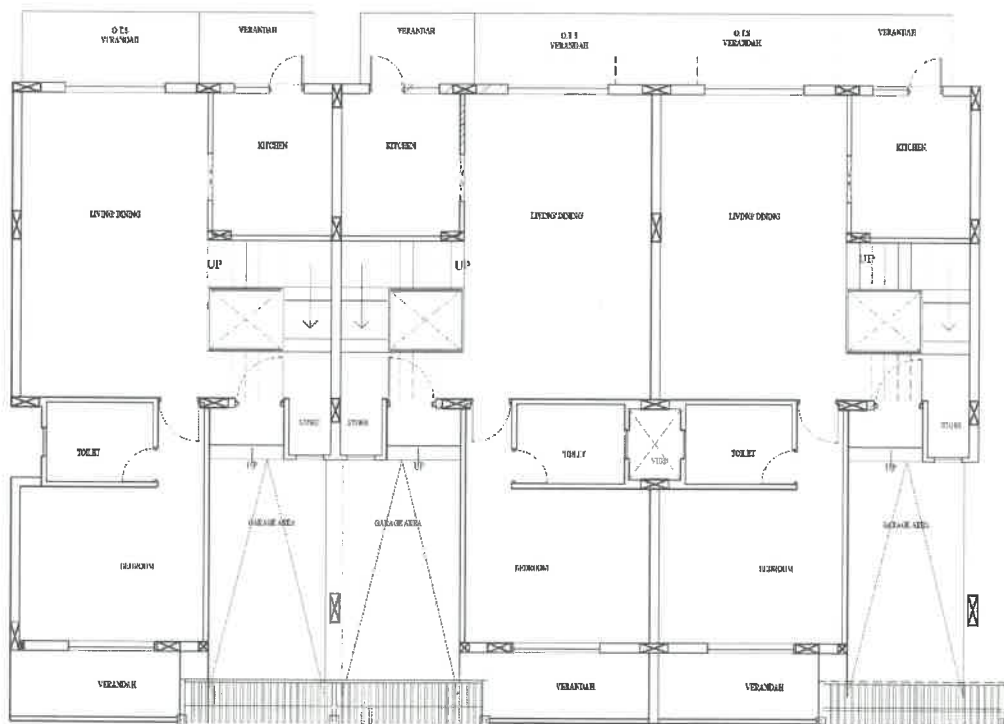
ANNEXURE IV FLOOR PLAN



SMALL VILLA - GROUND FLOOR PLAN



FIRST FLOOR PLAN



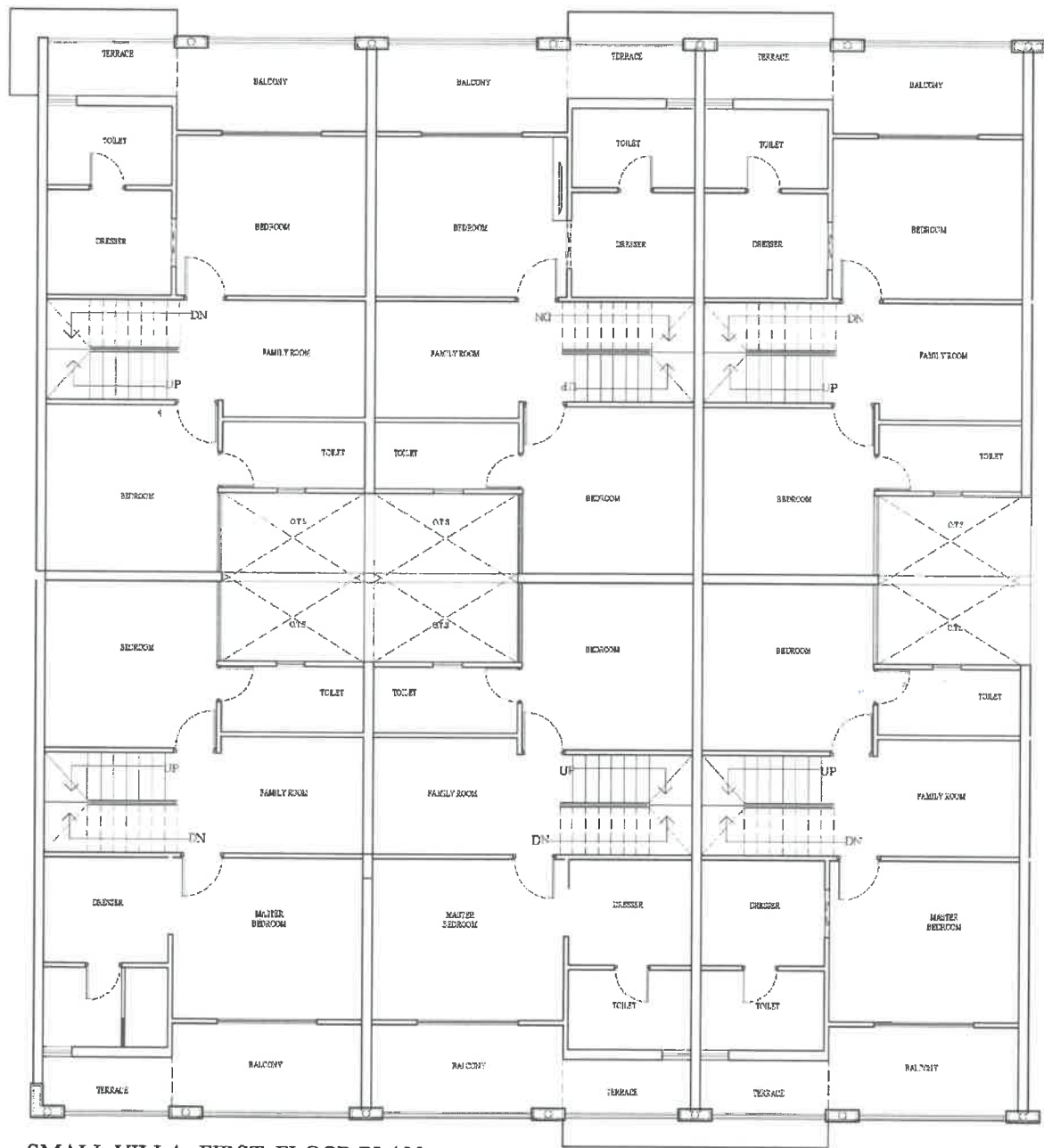
GROUND FLOOR PLAN

For Ashiana Housing Limited

Ashiana
Authorised Signatory



For Ashiana Housing Limited
Saito
 Authorised Signatory



SMALL VILLA -FIRST FLOOR PLAN