

Lease deed format.

1.0 Preamble:

Whereas _____) & _____ is a special Planning authority under the Maharashtra Regional and Town Planning act 1966, for the Multi Modal International Hub Airport, Nagpur Project, (Hereinafter referred to as the MIHAN Project), which includes development of Nagpur Airport as an international Hub, development of a Special Economic Zone & other facilities around the Nagpur Airport, , hereinafter referred to as "LESSOR", who has in turn given the contract to, _____, hereinafter referred to as BUILDER & DEVELOPER ,

& whereas the BUILDER & DEVELOPER , has also been given the Power of Attorney by _____, to develop,

ALL THAT piece and parcel of land situate with the Registration Division & District Nagpur, Sub Division & District _____, and more particularly described in the Schedule "A" hereunder written and the same is recorded in the name of the Maharashtra Air Ports Development Company (hereinafter referred to as _____) in all Revenue Records;

AND WHEREAS, originally the land was allotted to the _____ by _____,

AND WHEREAS _____ had awarded contract for development to BUILDER & DEVELOPER ,

& whereas the BUILDER & DEVELOPER, has appointed IJM India Infrastructure limited as Marketing manager with the consent and approval of the _____,

- 1.1 The Developer is engaged in developing approximately -----acres of the Land (hereinafter referred to as "the said Land" and more particularly identified and attached hereto as Annexure - 1) into a township comprising apartment units, convenient shopping, club house and allied infrastructure (hereinafter called the -----City Township Project). The Subject Land has been made available for development of the Township Project by, hereinafter referred to as _____.
- 1.2 The Developer is developing the said Land as an integrated Township Project known as City , subject to the permissions that may be granted, modified or varied by the various State and Central Government authorities including _____.
- 1.3 The Lessee, prior to making the application for allotment, has seen, understood and satisfied with all the details of the Township Project including title to the Said Land, technical specifications with respect to the construction and development of the Apartment Unit more fully described in Annexure – 2 (hereinafter referred to as "the Schedule Property").
- 1.4 Subject to these Terms and Conditions of Allotment, the Developer has agreed to develop and the Lessee has agreed to obtain on lease of the Apartment Unit.

2.0 CONSTRUCTION AND SPECIFICATIONS:

- 2.1 Subject to necessary approvals obtained or to be obtained from the State and Central Government authorities, the Developer agrees to construct or cause to be constructed the Schedule Property as per Specifications indicated in Annexure 3 attached hereto.
- 2.2 The Lessee hereby give consent and empower the Developer to make variations and/or modifications and/or alterations to the Scheduled Property and the Township Project as the Developer may consider

necessary or as may be necessitated without however substantially altering the size of the Scheduled Property or its external dimensions.

- 2.3 The Lessee shall not have any option to seek any changes or modifications to the Specifications of construction detailed in Annexure 3. The Lessee shall also not seek any modifications or changes to the plan of the Scheduled Property at any time.

3.0 **COST OF CONSTRUCTION, TAXES AND PAYMENT**

- 3.1 The Total D (Sale) Consideration for Scheduled Property and the Payment Schedule are as indicated in Annexure 4 hereto. The Total Consideration shall be paid by the Lessee to the Developer as per the Payment Schedule basing on billings raised by the Developer. Any delay in payment by the Lessee will result in delay in the construction and development of the Scheduled Property and the Township Project. As such prompt payment by the Lessee on due dates is of paramount importance and essence for construction and development of the Scheduled Property and the Township within the agreed time. All payments as per the Payment Schedule shall be made by the Lessee without there being any necessity of reminder what so ever. All progress billings/correspondences will be mailed to the Lessee to the address recorded herein or to any other address as may be notified by the Lessee in writing at least 10 days prior to sending any progress bill. However, it shall be the responsibility of the Lessee to check the billing status from time to time and pay the dues irrespective of the billing notice received by him or not.
- 3.2 The Lessee shall also be liable to bear and pay all taxes and duties including value added tax, service tax and all other taxes as applicable on the sale of the Scheduled Property. The Lessee shall also be liable to bear and pay all stamp duty and registration charges as may be applicable on the sale of the Scheduled Property.
- 3.3 Should the Lessee fail to pay any installment of the Total Consideration on its due date, interest @ 18% per annum (pro rata for applicable period) shall be charged from the due date of payment until the actual date of payment. Notwithstanding any thing contained in these Terms and Conditions, should the Lessee fail to pay to the Developer any installment together with the interest thereon for delayed payment, within a period of 30 (thirty) days from the due date of such payment, the Developer shall be entitled to terminate the allotment of the Apartment Unit, forfeit entire booking advance (being 10% of the Total Sale Consideration) without any notice and re-allot the Apartment Unit to any other prospective Lessee. However, the Developer may at its option, condone any delay in such payments and agree to receive the outstanding amounts due together with interest from the due date of payment until the actual date of payment & levy any penalty as it may deem fit.
- 3.4 On such termination as per clause 3.3 above, the excess amount paid by the Lessee over and above the booking advance shall be refunded to the Lessee within a period of 21 days after the Apartment Unit is re-sold by the Developer to any other buyer.
- 3.5 If in the opinion of the Developer, the Lessee conducts himself in such a manner as would prejudicially affect the interests of the Township Project or would bring about loss of reputation to the inhabitants of the Township Project or conducts himself in any manner which is detrimental to the interests of the society, the Developer shall issue a notice seeking a written explanation within a period of 15 days from the date of the said notice as to why this allotment of Apartment Unit should not be terminated. On conducting such other enquiries as the Developer may deem fit, and after giving to the Lessee an opportunity of being heard, if the Developer reasonably comes to the conclusion that the Lessee is not the right person to be associated with the Township Project, the Developer shall terminate this allotment forthwith without any further notice and forfeit the initial booking advance paid by the Lessee.
- 3.6 Upon termination of this allotment for whatsoever reasons, the Lessee shall not have any claims over the Apartment Unit and the Developer shall be at liberty to resell / re-assign or otherwise deal with the Apartment Unit as the Developer may deem fit

3.7 The Lessee agrees that accounting records, cost estimates, financial data marketing strategies, pricing mechanism and any other similar information of the Developer are all business sensitive non-public, privileged and confidential information which if parted with is detrimental to the interests of the Developer. The Lessee hereby agrees not to seek from the Developer such information and the Developer shall not divulge such sensitive information to the Lessee.

3.8 The Lessee hereby agrees that he will not seek any information about the transactions relating to any other third party Lessee who has bought or who may be buying Apartmentunit(s) or any other property in the Township Project and the Developer shall not divulge any such information relating to any such third party Lessee.

4.0 CHARGES FOR ELECTRICITY, WATER CONNECTIONS, COMMON UTILITIES AND FACILITIES:

4.1 The Lessee shall bear and pay to the Developer charges towards water, sewerage, electricity, and generator facilities as indicated in the Payment Schedule at Annexure -4. Such charges will be billed progressively in the installments due as per the Payment Schedule.

4.2 The Lessee shall pay towards corpus fund (as indicated in Annexure – 4), for operation and maintenance of the common facilities in the Township Project. Said corpus fund will be progressively billed in the installments due as per the Payment Schedule.

4.3 At the time of taking possession of the ApartmentUnit, the Lessee shall pay to the Developer a deposit of three months' estimated monthly maintenance charges.

5.0 COMPLETION & DELIVERY OF POSSESSION:

5.1 Subject to necessary approvals / permits / licenses received and/or to be received from various departments of State and Central Government for development and construction of the Township Project and the Scheduled Property and further subject to Force Majeure circumstances, and further subject to the Lessee not being in default of payment of any installment(s) of the Total Sale Consideration, the construction of the Schedule Property will be substantially completed as per the Specifications within 27 months from the date of this "Terms and Conditions of Letter of Allotment"..

5.2 If the Developer fails to complete substantial construction of the Scheduled Property within 27 months referred to in clause 5.1 above, the Developer shall pay to the Lessee liquidated damages calculated at the rate of Rs.2.50 (Rupees two and paise fifty only) per square foot per month, for delay in completion of substantial construction of Scheduled Property. Notwithstanding any thing contained in these Terms and Conditions of Allotment, the Lessee shall not be entitled to receive any compensation for delay in completion of substantial construction of the Scheduled Property if the Lessee is in default of payment of any installment(s) of Total Sale Consideration. Provided however, the Lessee shall not be deemed to be in default of payment of any installments(s) of the Total Sale Consideration if the Developer has accepted interest from the Lessee on such delayed payment.

5.3 For the purpose of this Clause 5 and for other applicable clauses of the Terms and Conditions of this allotment letter, "Completion of Substantial Construction of the Scheduled Property shall mean completion of construction of the Scheduled Property in full, including flooring, final plastering of the walls, internal finishes such as sanitary fittings, water pipe fittings, completion of plumbing and electrical works, fixing up of windows, main doors, and internal doors but excludes supply of water, electricity, telecommunication & any other services which are to be provided by external agencies or authorities and any minor rectification works if any.

5.4 Immediately on the Developer completing substantial construction of the Scheduled Property, the Developer shall give a written notice to the Lessee informing him about the Substantial Completion of the construction of Scheduled Property. The Lessee shall take possession of the Scheduled Property by signing and issuing to the Developer a Taking Over Certificate in the format provided in Annexure – 5.

Provided however, the Developer shall not hand over possession of the Scheduled Property to the Lessee if the Lessee is in default of any payments under the terms and conditions of this allotment.

5.5 The Scheduled Property shall be registered in the name of the Lessee after the Lessee has paid all the dues by executing the legal & valid lease deed for the lease period of 66 years, with right to inherit & transfer the lease for the unexpired period of lease, without any premium or consent of the Developer.

6.0 DEVELOPER NOT LIABLE FOR REASONS BEYOND ITS CONTROL:

6.1 Notwithstanding anything contained in this Allotment Letter, the Developer shall be excused and shall not be liable to pay liquidated damages to the Lessee as per Clause 5.2, for the Developer's inability to complete the construction of the Scheduled Property within the agreed time frame for the reasons of (i) Force Majeure as per clause 6.2 and (ii) inaction or non-action of any State or Central Government Department in granting permits / licenses / approvals, as indicated in Clause 6.3 below:

6.2 Force Majeure

"Force Majeure" means any of the events or circumstances which are beyond the reasonable control of the Developer and which materially and adversely affect the performance of the Developer and includes the following events and circumstances.

- (i) Act of war (whether declared or undeclared), invasion, armed conflict or act of foreign enemy, blockade, embargo, revolution, riot, insurrection, civil commotion, act of terrorism or sabotage.
- (ii) Strikes, lockouts or other labour difficulties.
- (iii) Civil commotion or agitations
- (iii) Radioactive contamination or ionising radiation or chemical contamination.
- (iv) Flood, Cyclone, Lightning, earthquake, drought storm, or any other extreme effect of natural elements.
- (v) Epidemic or plague.
- (v) Fire or explosion.
- (vi) Air crash, shipwreck or train wreck or loss of or damage to any major component of the Township Project arising in the course of marine transit.

6.3 The Developer shall not be liable to pay liquidated damages to the Lessee as per Clause 5.2, if the Developer is unable to complete the construction and development of the Scheduled Property and / or the Township Project within the agreed time frame, as a result of any Rule, Notification of any State or Central Government, Municipal Authority, any Court and/or any other Public or Competent Authority prohibiting construction activities, or non availability of construction materials due to strikes, lock outs and/or for any such reasons beyond the control of the Developer or for any delay because inaction and non-action of State or Central Government departments in issuing any approvals / permits / licenses for securing power / water connections or sanction of building plans or obtaining any certificates in connection with development and construction of the Township Project and the Scheduled Property, provided the Developer has diligently made applications for such approvals / permits / licenses within reasonable time to the concerned authorities in State or Central Government.

6.4 In any of the events and circumstance affecting performance of the Developer as per Clause 6.2 or Clause 6.3, the Developer shall be entitled to reasonable extension of time for equal number of days as such circumstances exist, in completing the construction and development of the Township Project and the Scheduled Property and the Lessee shall not be entitled to claim any damage/losses/interest against the Developer on the ground of such delay for such reasons.

- 6.5 The Lessee shall be liable to bear and pay to the Developer the following expenses commencing from 14 days after notice is given by the Developer to the Lessee to the effect that the construction of the Scheduled Property is substantially completed, irrespective of whether the Lessee takes possession or not:
- i) the minimum electricity and water demand charges,
 - ii) property taxes in respect of the Schedule Apartment and other outgoing such as electricity charges and expense incurred by the Developer for maintenance of the Schedule Apartments,
 - iii) Monthly maintenance charges as may be decided by the facility management division.
- 6.6 The Lessee, upon taking possession of the Schedule Property shall deemed to have accepted that the construction of the Schedule Property is fully complete in all respect as per the Specifications and Lessee shall not have any further claim against the Developer for any items or work.
- 6.7 INSPECTION: The Lessee shall be entitled to inspect progress of construction of the Scheduled Property with prior permission from the Developer. The Lessee shall however not have the right to obstruct or interfere or hinder the progress of development and/or construction on any ground and at any time.

7.0 RULES GOVERNING USAGE OF SCHEDULED PROPERTY

- 7.1 The Lessee shall use the Scheduled Property only for residential purpose and no other purpose. The Lessee shall not use the Scheduled Property for carrying on any illegal activities.
- 7.2 The Lessee shall not make any structural alterations to the Scheduled Property and/or effect any change to the plan or elevation and shall not enclose the balconies/terraces, if any attached to the apartment. The Lessee while carrying out the interior decoration work within the Scheduled Property shall not cause any nuisance/annoyance to the occupants of the other units in the building and shall not use the common areas or open spaces in the Scheduled Property for dumping materials/debris etc. The Lessee shall strictly observe the rules, regulations, restrictions that may be generally/specifically imposed /prescribed by the Developer or the agency appointed for the maintenance of all common areas and facilities in the Township Project.
- 7.3 The parking space specifically acquired by the Lessee is for exclusive use and enjoyment by Lessee and the Lessee shall not have the right to put up any construction in the parking space or enclose the same or use it for any purpose other than parking space.
- 7.4 The Lessee shall use and enjoy all the common area and amenities such as entrance lobbies, staircases, elevators, common electrical lines and lighting, sewers, drains, pipes, internal roads pavements etc., in common with other owners and other persons. The Lessee shall not place objects/things/articles, which hinders free use of any such common amenities.
- 7.5 The Lessee shall cooperate with and permit the Developer and/or the agency appointed for the maintenance of all common areas and facilities in the Township Project to enter into the Scheduled Property at all reasonable times, for the purpose of repairing and maintaining, rebuilding, clearing and keeping in order and condition all service, drains pipes, sewer pipes, cables, wires, water covers, gutters, structures or other convenience belonging to or serving or used for the building and also for the purpose of laying, maintaining, repairing and testing drainage, water pipes, sewer pipes and electric wires and for similar purposes and also for the purpose of disconnection of the supply of water and electricity etc., to the units / parking space etc., or other common areas of the building or to the occupiers of such units / parking spaces etc., as the case may be who have defaulted in paying their share of water electricity and other charges and common expenses and also for non-compliance of the terms of this Letter of Allotment. The Lessee undertakes to not carry out any extensions, alterations or additions to the Apartment unit. The Lessee also undertakes to not construct any grills to enclose the balconies, yards corridors etc and any such construction will be liable for demolition & the cost incurred shall be charged to the lessee.

8.0 CLUB HOUSE:

- 8.1 The Developer is developing a club house within the Township Project for the usage of the owners / inhabitants thereof to facilitate the provisions like shuttle badminton Court (out door), Party Hall, gym, card room, swimming pool (out door) and tennis court (out door) etc hereinafter referred to as the Club.
- 8.2 All the Owners / Occupants of apartments of Township Project shall be entitled to make use of the Club on availability basis and by paying user / subscription charges as may be prescribed by the Developer or the Agency appointed by the Developer for operating the Club, from the time to time. The club membership charges is Rs 25,000/- (Indian Rupees Twenty five thousand only) per apartment unit and which shall be payable by the Lessee and this payment is mandatory irrespective of the Lessee wanting to use the club facilities or not.
- 8.3 However no owner of an Apartment unit in the Township Project shall claim any exclusive right or ownership over the Club and/ its facilities / assets. However, a usage fee shall be levied for the use of the swimming pool, gym, tennis court etc which shall be decided by the Developer from time to time. The Lessee and his immediate family are entitled to be enrolled as members of the Club without payment of any additional consideration. In the event the apartment is leased/rented out by the Lessee, the occupants of the apartment/villa shall be entitled to make use of the Club facilities and the Lessee shall not be entitled to use the Club facilities.
- 8.4 The Owners/Occupants of the apartments in the Township Project shall follow the rules and regulations that may be prescribed for the purpose of operating, maintaining and running this Club by the Developer / Agency operating the Club, from time to time.
- 8.5 The Developer shall also be entitled to appoint an independent outside agency to manage and operate the Club with the aforesaid facilities for the benefit of occupants of the Township Project.
- 8.6 It is clarified that non completion or non operation of Club or any of the above facilities shall not be deemed as delay in completing construction of the Schedule Property.
- 8.7 The facilities of the Club are available for the benefit of the Owner/Occupant of the Apartment in Township Project and in the event of transfer of ownership of the Apartment, the transferee of the Apartment will be entitled to the benefits of the Club and the transferor shall cease to be the member of the Club.
- 8.8 The Lessee shall be bound to observe all the rules and regulations of the Club laid down by the Developer or the Agency operating the Club from time to time for using the facilities therein including payments of necessary charges.

10.0 DEFECTS LIABILITY PERIOD:

- 10.1 Defects Liability period shall mean a period of twelve (12) months commencing from the date of completing substantial construction of the Scheduled Property and ending on completion of twelve (12) months thereafter. During this Defects Liability Period the Developer shall be responsible to rectify any construction defects arising out of defective workmanship. Any damages to the Scheduled Property arising from war, act of God, riots, civil commotion, theft or fire or caused by the Lessee shall be outside the scope of defects to be rectified during this Defects Liability Period. The Developer shall not be responsible for any defect in the building noticed after a period of 12 (twelve) months from the date of completing substantial construction of the Scheduled Property.

11.0 RIGHT IN COMMON AREAS:

- 11.1 The Lessee hereby covenants and agrees that the Lessee will enjoy in common with the other owners of the apartments in the Township Project all common roads, common lighting, sewers, drains, water-courses

etc., now in or upon or hereafter to be provided in the Township Project and proportionately share the expenses for the maintenance of the same.

12.0 COMMON MAINTENANCE & CORPUS DEPOSIT:

12.1 The Lessee from the date of completion of substantial construction of the Scheduled Property shall be liable to proportionately share and pay for the common area maintenance expenses incurred by the Developer or the Agency appointed by the Developer for maintenance of all the common areas and facilities in the Township Project.

12.2 The Lessee, shall pay to the Developer a sum calculated @ Rs.10/- per sq.ft. as corpus fund as indicated in Annexure – 4. The contribution towards Corpus Fund is collected to ensure smooth functioning of the common area maintenance activities in the Township Project. The interest accumulated on the corpus fund shall be used to enhance the facilities provided by the Developer. The corpus fund along with the balance interest will be transferred to residents' association at the time of transferring the facility management to the said association.

12.3 The Developer either by itself or through an independent agency shall have responsibility for operating and maintaining the Township Project for a period of 1 (one) year from completing substantial construction and development of the Township Project.

12.4 The Developer shall facilitate formation of Association of the owners of Apartmentunits of the Township Project. All owners of the Apartmentunits shall be entitled to join the said Association.

13.0 ASSIGNMENT:

13.1 The Lessee shall not assign/transfer his interest under this Letter of Allotment without the prior written consent of the Developer. It is explicitly made clear that the Developer is not obligated to give their consent for any assignment by the Lessee as this allotment is exclusive in nature. Further, it is also made clear that in the event the Developer give their consent for assignment of Lessee's interest in this allotment, the Developer shall charge Rs.. 50 /- (Indian Rupees Fifty only) per sq.ft. of the Scheduled Property as their administrative charges and transfer fee for giving such consent and the Developer will have the right to withdraw any of the special incentives or benefits/ concessions / discounts already granted to the Lessee if any.

15.0 NOTICES:

15.1 Any notice or correspondence to be sent to any party under this Letter of Allotment shall be addressed and sent to their respective addresses mentioned in this Letter of Allotment and such notices and correspondence are deemed to have been served on the parties if addressed and sent by certificate of posting or by courier, on the second day of such dispatch or if sent personal delivery on delivery. The party sending notice/correspondence is not responsible for non-delivery due to change in the address if the party changing the address has not intimated in writing the change in the address at least 10 days prior to dispatch of such notice.

16.0 INDULGENCE:

16.1 Any delay tolerated or indulgence shown by the Developer in enforcing the terms of this allotment or any forbearance or giving of time to the Lessee shall not be construed as a continuing waiver on their part as any breach or non-compliance of any of the terms and conditions of this allotment by the Lessee nor shall the same in any manner prejudice the right of the Developer.

17.0 ARBITRATION:

17.1 In the event of any difference or disputes arising between the Developer and the Lessee in regard to these Terms and Conditions of Allotment or any matter relating thereto, the same shall be referred to a sole independent arbitrator to be appointed by the Developer and the award given by the arbitrator shall be final and binding on the parties hereto and Arbitration shall be as per the Provisions of the Arbitration & Conciliation Act in force. The Arbitration shall be conducted in English Language and the place of Arbitration shall be in Nagpur. The Courts at Nagpur alone shall have jurisdiction in all matters relating to this Agreement. The cost of arbitration shall be borne by the Party losing the case or in the event there being no clear win or lose to either Party, then the same shall be borne equally by both the Parties.

18.0 RULES OF INTERPRETATION:

18.1 This Agreement shall be interpreted in accordance with the settled canons of interpretation subject to the following: -

- a) Words importing one gender will be construed as importing any other gender.
- b) Words importing the singular include the plural and vice versa.
- c) Reference to persons mean and include natural and artificial persons like bodies corporate and vice versa.
- d) Save where the context otherwise requires, all obligations given or undertaken by more than one person in the same capacity are given or undertaken by them jointly or severally.
- e) The division of this Letter of Allotment into Clauses and Annexures and insertion of headings in this Agreement are only for case of reference and convenience and will not impact the construction or interpretation of any provision of this Agreement.

19.0 COMPLETENESS OF THE UNDERSTANDINGS

19.1 The parties hereto acknowledge and agree that these Terms and conditions record and reflect the entire understandings between the Parties with respect to the Scheduled Property. These terms and conditions can be amended only by a written document executed between the parties.

20.0 SEVERABILITY

20.1 In the event that any provision of this terms and conditions is declared by any judicial or other competent authority to be void, voidable, legal or otherwise unenforceable or indications of the same are received by either of the parties from any, relevant competent authority, the parties will.

- a) Amend that provision in such reasonable manner as to achieve the intention of the parties without illegality, or
- b) At the discretion of the parties, such provision may be served from this Agreement.
- c) The remaining provisions of these terms and conditions will remain in full force and effect unless the parties decide that the effect of such declaration is to defeat the original intention of the parties.

21.0 The Lessee hereunto affixes his signature hereto in token of his unconditional acceptance of the terms and conditions as hereinabove contained and signifying his intention to be legally bound thereto

22.0 The Developer hereunto affixes his signature hereto signifying his intention to be legally bound by these terms and conditions.

Lessees:

Developer

(1) Name:

Signature:

Signature:

(2) Name: .

Signature:

Witness 1:

Witness 2:

(1) Name: ..

Name:

Signature:

Signature:

ANNEXURE – 1

SCHEDULE OF THE TOTAL LAND

ALL THAT piece and parcel of land situate with the Registration Division & District _____ -
_____ -- District , the same is recorded in the
name of the _____ in all Revenue Records;

North :

South :

East :

West :

ANNEXURE – 2

SCHEDULE OF THE APARTMENT UNIT

All that portion of the Schedule Property measuring about . . . sft in “ ” Block, in 1st floor with number, facing

Boundaries to the property:

North:

South:

East:

West:

ANNEXURE – 3

Specifications of the Apartment Unit

Structure	Reinforced Cement Concrete Footings & Frame work.	
Walls	Concrete walls	
Roof	Reinforced Cement Concrete Roofing	
Ceiling	Smooth Luppum finish & Paint	
Windows	Bedroom, Kitchen	UPVC /Aluminum Windows
	Bathrooms	Fixed Louvers
Doors	Main Door	Teak Wood Frame with Decorative Shutters
	Other	Flush Shutter Door with Teak Wood Frame
	Balcony	UPVC / Aluminum Framed Sliding Door With Glazing
Floor Finishes	Living, Dining, Bedrooms	Vitrified Tiles with skirting
	Kitchen, Bathroom & Balcony	Non-Slip Ceramic Tiles
Wall Finishes	Interior	Smooth Finish Plaster & Plastic Emulsion Paint
	Exterior	Sponge Finish Plaster & Weather Proof Paint
	Bathroom	Ceramic Tiles to 2100mm height
	Kitchen	Ceramic Tiles to 600mm height above counter level
Painting	Plastic Emulsion for interiors, Cement paint for the exterior and common areas.	
Sanitary Fittings	Master Toilet	EWC, Wash Basin, Shower Rose & Hot Water Provision.
	Common Toilet	IWC, Shower Rose
	Other Toilets	EWC, Shower Rose & Wash Basin
	Kitchen	Bare Kitchen to suit owner's convenience.

Electrical	Sufficient Electrical Points.
Lift	Passenger lift + Goods lift

Note: The Above Specifications may be changed to comply with any Authority regulations or if the Project Architect Recommendations alternative of equal or better quality.

ANNEXURE – 4

TOTAL AMOUNT PAYABLE:

		Amount – Rs.
i)	Sale Consideration: Rate Per Sft = Rs1200/- for 1744Sf.t	
ii)	Car parking Lot Charges	
iii)	Terrace Area Charges	
	Total Apartment Unit	
Other Charges		
iv)	Water, Electricity, Sewerage and Generator Charges	
v)	Club house Charges	
Corpus Fund		
vi)	Corpus Fund @ Rs.10/- per Sft for 1744 sft	
	Total Amount	

Note: The above mentioned charges are excluding all taxes and duties, which shall be paid on demand.

PAYMENT SCHEDULE

- i) 10% at the time of booking.
- ii) 25% on completion of foundations.
- iii) 20 % on completion of RC frame.
- iv) 20% on completion of brick / concrete wall.
- v) 20 % on completion of flooring.
- vi) 5 % on handing over of the vacant possession of the Apartment Unit.

ANNEXURE – 5

FORMAT OF TAKING OVER CERTIFICATE

This is to Certify that after thorough inspection of the Apartment Unit No....., and having been fully satisfied that the said Apartment Unit has been constructed and developed

_____, in accordance with the agreed specifications and quality, I hereby take over possession of the said Apartment Unit, on thisday of.....2013

I further hereby declare that I have no claims whatsoever against the Developer, viz., in respect of construction and development of the said Apartment Unit.

Signature

(Name of the Lessee)

Address:

Witness:

1.

2.

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