



CHANDRA TOWERS (P) LTD.

“Chandra Chambers” S-2/638 A , CLUB ROAD CANTONMENT, VARANASI -221002.

TEL:2282344,2282346,2284163, FAX: 0542-2282351,

E MAIL : anuragcha@gmail.com, Web: www.chandratowers.com

PROVIDING AFFORDABLE HOUSING SINCE 1989

GSTIN : 09AAACC4422F1Z2, Rera Regn No. UPRERAPRJ248919

ANNEXURE – A

S. No.		
1.	Name of Allottee	
2.	Building Block Name	
3.	Apartment Number	
4.	Floor Location	
5.	Built up Area Sq.Ft. (Carpet Area for Regn. Sq.Mtr. as per RERA)
6.	Sale Consideration Amount of Rs. (In Words Rupees + 1% GST.	

Payment Schedule:

S.No.	Payment Schedule	%	Rs.	
1.	Booking Amount	10%		
2.	Payable Within 30 Days from Booking Date OR On Completion of Foundation of your Block	10%		
3.	On Completion of Ground Floor Slab	10%		
4.	On Completion of First Floor Slab	10%		
5.	On Completion of Second Floor Slab	10%		
6.	On Completion of Third Floor Slab	10%		
7.	On Completion of Brick Work, Plaster	10%		
8.	On Completion of Flooring of your flat	10%		
9.	On Completion of All fixtures & fittings of your flat	10%		
10.	On Completion of Finishing and Handover	10%		
		Total		

Note:- Stamp duty and Expenses for registration, service tax and any other charges of taxes if levied by government shall be extra to be borne by Allottee.

For Chandra Towers Pvt. Ltd.

Authorised Signatory

Buyer's Signature

**Declaration as per Sec. 4 of U.P. Apartment
(Promotion of Construction Ownership and Maintenance) Act 2010**

CHANDRA TOWERS PVT. LTD.

“Chandra Chambers” S-2/638 A , Club Road, Cantonment Varanasi -221002.
TEL:2282344,2282346,2284163, FAX: 0542-2282351, E MAIL : anuragcha@gmail.com

Located over settlement plot no. 13, 17, 18 & 19 (Building stands on Plot No. 13) Sehmalpur, Tahsil & District Varanasi.

1. That the net plot area (as per Sanctioned Building Plan by VDA) 8189.88 sq.meters of Premises No. 13, 17, 18 & 19 Varanasi is owned by **Chandra Towers Pvt. Ltd., Shilpi Enterprises & Shilpi Industries** and none else.
2. That the said land has absolutely no encumbrance, lien and has not been mortgaged.
3. That the building plan of the proposed Building Complex has been sanctioned and approved by Nagar Abhiyanta (Bhawan), Varanasi Development Authority, Varanasi vide order dated 01.05.2012, file no. 43/11 Group Housing Vinyas.
4. That the details of all common area and facilities are as per approved building plan and described in Annexure B.
5. That the fixtures, fittings and amenities proposed to be provided in the building have been detailed in Schedule A.
6. There are no dues or encumbrances against the said land.
7. The construction of the said building complex shall be completed by or before APRIL 2021 plus 6 months as extended by **RERA due to COVID 19**. However, this is subject to force majeure which includes delay in issue of Occupation Certificate by V.D.A.
8. That, the period of delay caused in completion of the said building complex on account of:
 - a. Non availability of building material such as steel, cement etc.
 - b. War, civil commotion, strike, bandh, force majeure etc.
 - c. Any notice, order, injunction, stay, amendment in rules, regulation, notification of any statutory or government authorities or court of law etc.
 - d. Any other reason/cause beyond the control of the owners/promoter.
 - e. Delay caused due to any changes or additional facilities required to be done by the allottee in the apartment allotted herein.

Shall not be calculated/included in the period for delivery of possession of the said apartment as agreed to herein.
9. That in case of cancellation for the reason of violation of stipulation set forth hereunder or withdrawal of allotment by the allottee; the allottee shall have to compensate the Owner by 15% of the total sale consideration or as per owner's discretion.
10. That the said sale consideration does not include the amount payable by the allottee for the electricity connection including contribution towards cost of transformer, telephone and other such facilities.
11. That the common area and the facilities of **Chandra Anandam** are detailed in the Annexure 'B' here under. The maintenance of the common areas and facilities of **Chandra Anandam** shall be the joint responsibility of all the apartment Owners/occupiers. For such maintenance, an association of all the apartment owners/occupiers shall be formed. Each apartment Owners/Occupiers shall necessarily be the member of the said association. The allottee shall pay **Rupees 10,000=00** i.e. common pool. The interest thereof could be used for maintenance of the complex till the formation of association. Apart from the said fee, the allottee/apartment owner shall also be liable to pay the maintenance charges as decided by the association.

12. That the allottee/apartment owner shall be liable to contribute toward maintenance even in case of part completion.
13. That the allottee/apartment owner at any point of time shall have no right to object over any change/modification/alteration of the building plans if the same is required to be done under any rule, regulation, enactment or amendment thereof.
14. That it is also agreed between the parties hereto, that the owners shall be entitled to amalgamate the said land with any other adjoining property. The owners shall, in such cases or otherwise, be entitled to revise/redraw the layout of the land and /or building plan, as may be permissible, without prejudicially affecting the construction of the said apartment hereby allotted.
15. That after handing over the apartment to the allottee; the Owners shall be responsible up to two years regarding the structural defects in the building (if not caused by the allottee/ apartment owner). Owners shall get such defects removed at its own cost, failing which it shall be liable to pay compensation for the losses incurred for the reason of such defects. Upon repair of the said defects and lapse of the said statutory period of two years; all the risk relating to or in respect of the said apartment shall be exclusively of the allottee/apartment owner.
16. That after the completion of the construction of the said apartment, as stated above, the maintenance of the said apartment and the common area and facilities shall be borne by the apartment owner proportionately.
17. That the apartment owner shall have no claim of title except in respect of the said apartment, here by allotted to the allottee even after the same is transferred through registered sale deed, over common space and limited common space, open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces etc. The Owner/Owners shall not be entitled to specifically designate spaces for parking and hoardings etc. on such terms as may be decided by the Owners to any apartment holder to the exclusion of the other apartment owner, for which the allottee hereby grants and is always deemed to have granted the consent.
18. That the allottee/ apartment owner except for easementary right of passage, shall have no right in nature of title over the common roads etc. The said road will be thorough fare for the movement of occupants of units over the rear land as well.
19. That in the event of the association of apartment owners being formed and registered in shape of maintenance society before the sale and disposal of all the apartments in the building, it shall not affect or curtail the rights of the Owners, such as development right of the building complex, right to dispose of unsold apartment and all other incidental, ancillary and supplementary rights thereto. The Owners shall have a right to dispose of the remaining apartments in the said scheme in such manner as they think fit and the sale proceeds thereof shall belong absolutely to the Owners.
20. That the allottee shall have no objection, in case the owners creates a charge on entire project during the course of development of the complex; for raising loan from any bank or financial institution. However, such charge if created, shall be got redeemed before handing over the possession of the apartment to the allottee.
21. That no interest will accrue to the allottee until the construction of the apartment is completed and a sale deed is executed and registered. The owners shall continue to be the owner of the apartment and also the construction thereon till construction of the apartment is completed and sale deed is executed and registered. This Allotment shall not give any right, title or interest to the allottee in the property hereby allotted even though all the payments have been received by the Owners.
22. That the tolerance in the area of the said apartment shall be subject to minor variation, in the area mentioned herein above. The Owners shall be entitled to claim additional consideration or liable to reduce the agreed consideration as the case may be in proportion to the area with the consideration agreed to herein.

A N N E X U R E - A
(Amenities & Specifications)

1. Earthquake resistant R.C.C. / R.B. Framed structure
2. Staircase Flooring – Granite / Vitrified Tiles
3. Common Areas Flooring- Vitrified / Granite Tiles.
4. Door and Window frames- Wooden/ Flush Doors & Steel Windows.
5. Main entrance door - Teak veneer Flush Doors
6. Internal doors - Flush doors
7. Flooring- Vitrified Tiles
8. Kitchen- Granite top with stainless steel sink and glazed tiles up to 2'0" height above counter
9. Toilets- flooring with glazed tiles on walls up to 7'0" height. Concealed plumbing with hot and cold water provision complete with cp fittings and sanitary ware.
10. Electrical - Concealed piping with copper wiring and modular Switches.
11. Invertor connection for common areas.
12. Internal distemper painting.
13. External - Good quality exterior paint
14. Fire fighting provision as specified.
15. Overhead tank for water storage.
16. A/C and geyser electrical points in each apartment.

ANNEXURE- B
(COMMON AREAS AND COMMON FACILITIES)

"Common areas and facilities" means—

- i. The land on which the building is located and all easements, rights and appurtenances belonging to the land and the building;
- ii. The foundations, columns, girders, beams, supports, main walls, corridors, lobbies, stairs, stairways and entrances and exits of the building;
- iii. The premises for the lodging of janitors or persons employed for the management of the property;
- iv. Installations of central services, such as, power, light, and sewerage;
- v. The water tanks, pumps, motors, cable pipe line (electricity etc.) rain water harvesting system, ducts and in general all apparatus and installations existing for common use;
- vi. Terrace and all other parts of the property necessary or convenient to its existence, maintenance and safety, or normally in common use;

LIMITED COMMON AREAS:

1. Partition walls between the two Apartments shall be limited common property of the said two apartment.
2. Open scooter parking and car parking will NOT be allotted to specific allottee/apartment and will be available for all residents only on first come basis.
3. Other exclusive and limited common areas and facilities as mentioned in body of this agreement.

Applicant – Allottee

For Chandra Towers Pvt. Ltd.

()

Director



CHANDRA TOWERS (P) LTD.

“Chandra Chambers” S-2/638 A , CLUB ROAD CANTONMENT, VARANASI -221002.

TEL:2282344,2282346,2284163, FAX: 0542-2282351,

E MAIL : anuragcha@gmail.com, Web: www.chandratowers.com

PROVIDING AFFORDABLE HOUSING SINCE 1989

GSTIN : 09AAACC4422F1Z2, Rera Regn No. UPRERAPRJ248919

Payment Schedule:

S.No.	Payment Schedule	%	Rs.	
1.	Booking Amount	10%		
2.	Payable Within 30 Days from Booking Date	10%		
3.	On Completion of Foundation	10%		
4.	On Completion of Ground Floor Slab	10%		
5.	On Completion of First Floor Slab	10%		
6.	On Completion of Second Floor Slab	10%		
7.	On Completion of Third Floor Slab	10%		
8.	On Completion of Brick Work, Plaster	20%		
9.	On Completion of Finishing and Handover	10%		
		Total		