

OMKAR

Sales Gallery: - 165-A, Nehru Nagar, Agra – 282002 (U.P.)

Branch Office: - 21/270 Jeoni Mandi Agra - 282003

BUILDER BUYER AGREEMENT

THIS DEED OF BUILDER BUYER AGREEMENT is hereby executed in two copies on this 08th day of June 2018

By and in Between:

M/s OMKAR PROJECT by its Proprietor **Shri Om Prakash Agarwal S/o Late Shri Raja Ram Ji** Office Address **21/270 Jeoni Mandi Agra** a proprietorship firm represented by its authorized signatory **Shri Satish Kumar Goyal S/o Late Shri Kailash Chand Goyal R/o 83, Nehru Nagar Agra** registered under the GST vide GSTIN No.**09AAKPA8385Q3ZS** (herein after called the "**FIRST PARTY**", which expression, unless repugnant to the context, means and includes its successors in office and assigns) – Of the one part.

AND

Please affix
your
photograph
here
(Second Party)

FOR OM PRAKASH AGARWAL	Signature of Second Party
(Authorized Signatory)	()

Applicant Name :

W/o, :

Permanent Address :

.....

Communication Address :

Mobile No. :

Email Id :

(here-in-after called the “**SECOND PARTY**”, which term will and shall includes himself / herself and his / her heirs, successors in interest, legal representative, assigns, as the case may be)..

WITNESSETH AS UNDER:

- A. The **FIRST PARTY** is the absolute and lawful owner of the land in “OMKAR” more particularly detailed in Schedule ‘A’ of this Deed totally admeasuring 2554.98 square meters situated at Khasra No.2258 Nagar Nigam no. 21/270 Jeoni Mandi Chhata Ward, Agra.
- B. The said land is earmarked for the purpose of building a residential project of multistoried Flat building and the said project shall be known as “OMKAR”.

FOR OM PRAKASH AGARWAL	Signature of Second Party
(Authorized Signatory)	()

- C. The **FIRST PARTY** is fully competent to enter into this Agreement and the all the legal formalities with respect to the right, title and interest of the Proprietor regarding the Said Land on which Project is to be constructed have been completed.
- D. The Agra Development Authority has granted the commencement certificate to develop the Project vide approval dated 14.02.2014.
- E. The **FIRST PARTY** has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Agra on 15.08.2017 Under registration number UPRERAPRJ11487.
- F. The **SECOND PARTY** had applied for an Flat in the Project and has been allotted Flat no having super built-up area of 1700 square feet, type 3BHK on floor Along with parking and common facilities as permissible under the applicable law of pro rata share in the common areas.
- G. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein.
- H. The Parties hereby confirm that they are signing of this Agreement with full knowledge of all the Laws, rules, regulations, notifications, etc, as applicable in the Project.
- I. 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 on the terms and conditions appearing hereinafter.
- J. In Accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the parties, the **FIRST PARTY** agrees to sell and the **SECOND PARTY** hereby agrees to purchase the Flat as specified in Para F.

NOW in pursuance of offer and written request made by the **SECOND PARTY** and subject to the conditions, rules prescribed by the **FIRST PARTY** and by **UP RERA Act**, the **FIRST PARTY** agrees to construct and sell the Residential Flat No. Floor situated at “**OMKAR**” more particularly detailed in schedule ‘A’ of this Deed to the **SECOND PARTY** for the total consideration of **Rs.....**as fixed by the **FIRST PARTY** which is detailed as below:-

<i>BASIC UNDERSTANDING PRICE (Hereinafter called the BUP)</i>
G.S.T. as applicable	

AND WHEREAS the **FIRST PARTY** hereby agrees to transfer after the completion of the construction of the residential **flat**, subject to terms and conditions of the **FIRST PARTY** in this regard, the above mentioned Residential Flat No Floor situated at “**OMKAR**” detailed and described in Schedule ‘A’ by way of sale and will convey into the ‘**SECOND PARTY**’ and deliver the possession to the **SECOND PARTY** to have and to hold it absolutely and forever and enjoy the same without interruption from the **FIRST PARTY** or any person or persons claiming under it, together with all rights, interest, which the **FIRST PARTY** has, hitherto, enjoyed in its respect subject to making the above total

FOR OM PRAKASH AGARWAL	Signature of Second Party
(Authorized Signatory)	()

consideration payment by Account payee cheques/demand drafts/N.E.F.T/R.T.G.S payable in favor of **“OM PRAKASH AGARWAL”** to the **FIRST PARTY** as per the payment schedule attached herewith as Schedule ‘C’. The specifications of the proposed construction are attached herewith as Schedule ‘D’. The Terms & Conditions of allotment are attached herewith as Schedule ‘B’. The **SECOND PARTY** agrees and shall be liable to pay all type(s) of taxes of Central Government, State Government and Local Authorities before the execution of the sale deed of the flat.

SCHEDULE – ‘A’

Details of Residential **Flat** No. (**“OMKAR”** situated at Property Khasra No.2258 Nagar Nigam No.21/270 Jeoni Mandi P.S. Chhata Distt - Agra, Proportionate indivisible undivided share in the aforesaid land of the project.

PAN No. of First Party

A	A	K	P	A	8	3	8	5	Q
---	---	---	---	---	---	---	---	---	---

PAN No. of Second Party

0	0	0	0	0	0	0	0	0	0
---	---	---	---	---	---	---	---	---	---

SCHEDULE ‘B’

TERMS & CONDITIONS FOR ALLOTMENT OF RESIDENTIAL FLAT

A. BOOKING & ALLOTMENT

1. For allotment of a Residential **flat**, the applicant has to submit his/her application on the prescribed form indicating the location & type of **flat** required. The application is to be accompanied with the Booking Amount, as per the Payment plan by account payee Cheque or Demand Draft favouring **“OM PRAKASH AGARWAL”** payable at Agra. All deposits to be made through proper receipts duly issued by the **FIRST PARTY**.
2. The final allotment is entirely on the sole discretion of **OMKAR** (the **FIRST PARTY**) and the **FIRST PARTY** has the right to accept or reject an application without assigning any reason thereof.
3. In case the application is made by Corporate Body, Firm, and Trust etc or through an Attorney, the same should be accompanied with the certified copy of the Memorandum and Articles of Association, last Partnership Deed, Trust Deed, Resolution, Authority or Power of Attorney, Bye-laws, as the case may be.
4. In case any application made for more than one flat, all multiple flats shall be treated as individual in the case of payment of installments and related terms and conditions. However the First Party will have right to keep allotment; cancel any flat according to the terms and conditions of this allotment.

FOR OM PRAKASH AGARWAL	Signature of Second Party
(Authorized Signatory)	()

B. PAYMENT

5. In addition to the BUP, the Second Party shall also pay the Preferential Location Charges (if applicable). Maintenance Security, all type(s) of taxes, as per the Payment Plan. Stamp Duties, Registration Fees, documentation charges of this agreement, other contracts, conveyance deed etc shall be exclusive born by the **SECOND PART** only and specifically.
6. The timely payment of installments as indicated in the Payment Plan and as described in Schedule 'C', is the essence of the Scheme. In case of delay in payment interest will be charged 15% per annum and default in payment of any installment within 7 days of delay, an additional interest 3.00% per annum will be charged on the due amount from the date of due installment. However if the same remains in arrears for more than two consecutive installments as per the Payment Plan, the allotment will automatically stand cancelled without any further information to the Second Party and the Second Party will have no right on the **flat**. In such case, the amount deposited up to 10% of the BUP of the **flat**, constituting the Earnest Money will stand forfeited and the balance paid amount, if any, will be refunded without any interest. However, in exceptional and genuine circumstance the **FIRST PARTY** may, at its sole discretion, condone the delay in payment exceeding two installments by charging interest @ 18.00% per annum and restore the allotment **SUBJECT** to that so cancelled **flat** has not been allotted to someone else. In such a situation, an alternate **flat**, if any available, may be offered in lieu of the same.
7. In case the applicant, at any time, desire for cancellation of the allotment, it may be agreed to, at the sole discretion of the **FIRST PARTY**. Though, in such case 10% of the BUP of the **flat** constituting the Earnest Money, will be forfeited and the balance, if any remains, refunded without any interest to the applicant.
8. In case the Second Party wants to avail of a Loan Facility from his Employer or Financial institutions / Banks to facilitate the purchase of the **flat** applied for, the **FIRST PARTY** shall facilitate the process subject to the following:
 - (a) The terms of the financial agency shall exclusively be binding and applicable upon the Second Party only.
 - (b) The responsibility of getting the Loan sanctioned and disbursed as per the **FIRST PARTY**'s Payment Plan will rest exclusively on the Second Party. In the event of the loan not being sanctioned or the disbursement getting delayed the payment to the **FIRST PARTY**, as per Payment Plan, shall be ensured by the Second Party, failing which, the Second Party shall be governed by the provision contained in Clause 6 as above.

C. CONSTRUCTION / COMPLETIONS OF FLAT

FOR OM PRAKASH AGARWAL	Signature of Second Party
(Authorized Signatory)	()

9. The specifications for the **flat** are shown in the Brochure as well as are described in Schedule 'D' of this agreement. Any additional better specifications for individual **flat** request for, by the Second Party well in time may be provided, if technically feasible, which will be charged extra as demanded by the **FIRST PARTY**. Additional costs/charges of better specifications shall be paid by the Second Party to the **FIRST PARTY** before beginning of such work. Costs/charges of the better specification will be calculated and finalized by the **FIRST PARTY**.
10. The **FIRST PARTY** may on its own provide additional better specifications and or facilities other than those mentioned in the Specification sheet or Sale Brochure due to technical reasons or due to popular demand or for reasons of overall betterment of the complex individual **flat**. The proportionate and/or individual cost of such changes will be borne by the Second Party.
11. That the development of the building is subject to force major clause, which includes delay for reason beyond the control of the Group, like non-availability of any building material due to market conditions, war or enemy action or natural calamities or any Act of God. In case of delay in possession of any notice, order, rule, notification of the Government/ Court of Law: / Public/ Competent Authority or any other reason beyond the control of the Group and any of the aforesaid events, the Group shall be entitled to a reasonable extension of time. In case of non availability of materials at reasonable cost including those materials mentioned in the Specification Sheet, the Group will be entitled to use alternative/ substitute materials without any claim from the **Second Party**.
12. The **Second Party** agrees and undertakes that he shall on taking possession of the Flat or before, have no right to object to the company constructing or continuing to construct other buildings adjoining the said residential Flat. The **Second Party** agrees that in case at any stage further construction in Complex/ Adjacent Flat without any objection or claim from **Second Party**.
13. That **Second Party** is not allowed to make any alterations in their Flat which damages/ effects the front elevation of the Project, that also if any change/ alterations have been made in the Internal part of the flats which related to the whole project like-wise drainage line, electricity line, water-supply line then it must take permission from the **First Party** or from the society of the Project whomsoever is in authority at that time.
14. The completion of the **flat** will be done as per the completion schedule, subject to receiving the entire price and other payments as per the terms of allotment. However, if the Second Party opts to pay in advance of Payment Plan, a suitable discount may be allowed but the completion schedule shall remain unaffected.
15. The Drawings shown in the Brochure are subject to changes by the Architect of the **FIRST PARTY** before or during the course/process of construction, without any objection or claim from

FOR OM PRAKASH AGARWAL	Signature of Second Party
(Authorized Signatory)	()

the Second Party. Within the agreed consideration cost, the **FIRST PARTY** shall complete all the civil, plumbing, sanitary work, painting & polishing, internal electrification (excluding bulbs, tubes, fans, etc.). The **flat** shall in particular comprise of specifications as mentioned in the Brochure.

- (a) Expenditure on the provision of common Satellite TV system including cabling, piped gas system or any other common facility provided by the **FIRST PARTY** shall be proportionately borne by the **Second Party**.
- (b) If common generator lines or any other power back-up system is provided within the Residential **flats**, the same shall be charged extra at a rate intimated by the **FIRST PARTY**. The running costs of the power back-up systems to the **flats** shall be proportionately borne by the Second Party over and above the general maintenance charges.

D. MAINTENANCE

16. The maintenance, upkeep, repairs security, landscaping and other common services etc of the project shall be managed by the **FIRST PARTY** or its appointed maintenance agency/body. The applicant(s) Second Party(s) of the **flat** shall pay as when demanded, the maintenance charges including interest free maintenance security deposit (IFMS). Monthly Maintenance Charges (MMC) for maintaining and up keeping the said project and the various services there as may be determined by the **FIRST PARTY** or the appointed maintenance agency/body or any other body appointed by the **FIRST PARTY** for this purposes. Any delay in the payment will render the applicant(s) liable to pay interest @ 24% per annum. Non payment of any charges in the time specified shall also disentitle the applicant(s) Second Party(s) which may even lead to cancellation of ownership of the Second Party(s) over the **flat** allotted to him/her.
17. Referring to clause 13, Interest Free Maintenance Security (IFMS) is the amount charged by the **FIRST PARTY** / or its appointed maintenance agency/body as contingent fund so as to safeguard any sort of unseen unpredicted expense for the maintenance repairs of the complex. The accumulated fund will act as suspense account for the maintenance of the complex.
18. Referring to clause 13 Monthly Maintenance Charges (MMC) will be charged by the **FIRST PARTY**/or it's appointed maintenance agency/body on monthly basis in advance of each month to keep no stop maintenance. These charges refer to recurring payments of the said project **OMKAR**.
19. The **FIRST PARTY** or its appointed maintenance agency/body shall be entitled to charge all such maintenance charges as referred in clause 13 from the Second Party(s) who have not taken the possession of the **flat** allotted to them after completion of the project/flat and the certificate of possession has been ready to issue to them by the **FIRST PARTY**.

FOR OM PRAKASH AGARWAL	Signature of Second Party
(Authorized Signatory)	()

20. The In house Maintenance Services plumber on call, Electrician on call are the services for repairs and maintenance of common areas but whereas any Second Party(s) avails this service privately in his/her **flat**, then it shall be treated as private service charge(s) extra. No outsider plumber or electrician can touch any service line without written permission of the **FIRST PARTY** or its appointed maintenance agency/body.

E. PROFESSIONAL CHARGES / LEGAL CHARGES

21. The Sale Deed of the **flat** shall be executed in favour of the Second Party by the **FIRST PARTY** after the entire payment and dues in respect of the allotment are cleared by the Second Party.
22. All charges, expenses, Stamp Duty, Registration Fees, Katib Fees etc toward Sale Deed, including documentation will be borne by the **Second Party**. If the **FIRST PARTY** incurs any expenditure towards the Registration of the **flat**, same will be reimbursed by the **Second Party** to the **FIRST PARTY**.

F. POSSESSION

23. The physical possession of the **flat** may be tentatively given AT THE END OF 31ST MARCH 2019 plus two months of grace period of the project. However, in the event of delay of the project (viz. beyond the control as per clause no.11), the **FIRST PARTY** shall be liable to pay penalty charges in case of delay completion of remaining work of flat at the same cost applicable to the second party for delays in payment.
24. The Second Party shall get exclusive possession and title of the proportionate indivisible share of the land and or the built up area of his **flat** through a Sale Deed. The Second Party shall have no right, interest or title in the remaining part of the complex such as club, parking, Park etc. except the right of ingress and egress in the common approach roads. These and the Land for other common facilities shall remain the property of the **FIRST PARTY**. The right of usage of Complex Facilities is subject to observance of Second Party of Covenants herein and up to date payments of all dues and the Second Party abiding by all the terms and conditions for uses of common, areas as may be stipulated by **FIRST PARTY** or the maintenance agency, as may be informed by the **FIRST PARTY**.

H. COMPLIANCE OF LAWS RELATING TO REMITTANCES

25. The **SECOND PARTY**, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill its

FOR OM PRAKASH AGARWAL	Signature of Second Party
(Authorized Signatory)	()

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 Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The **SECOND PARTY** 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 shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

26. The **FIRST PARTY** accepts no responsibility in this regard. The **SECOND PARTY** shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the **SECOND PARTY** subsequent to the signing of this Agreement, it shall be the sole responsibility of the **SECOND PARTY** to intimate the same in writing to the **FIRST PARTY** immediately and comply with necessary formalities if any under the applicable laws. The **FIRST PARTY** shall not be responsible towards any third party making payment/remittances on behalf of any **SECOND PARTY** and such third party shall not have any right in the application/allotment of the said Flat applied for herein in any way and the **FIRST PARTY** shall be issuing the payment receipts in favour of the **SECOND PARTY** only.

I. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY ALLOTTEE

27. The **SECOND PARTY** is entering into this Agreement for the allotment of a Flat with the full knowledge of all laws, rules, regulations, notifications applicable to the Project in general and this project in particular. That the **SECOND PARTY** hereby undertakes that he/she shall comply with and carry out, from time to time after he/she has taken over for occupation and use the said Flat, all the requirements, requisitions, demands and repairs which are required by any competent Authority in respect of the Flat at his/ her own cost.
28. After 18 months from the date of execution of this Agreement plus two months grace period the interest shall be paid on the prevailing rate of F.D. Interest (State Bank of India) for the relevant period. It is also clarified here that interest will be paid on the proportion of work in the flat remained to be completed after 18 months. In case of any delay caused by the time taken by the Government, either the State Government or the Central Government or any regulatory authorities, no interest shall be paid for such delay beyond our control.

FOR OM PRAKASH AGARWAL	Signature of Second Party
(Authorized Signatory)	()

29. The sizes given in plan are tentative and can be modified due to technical and other reasons e.g. change in position or design of the **flat**, its boundaries, dimensions or its area. The **FIRST PARTY** shall be liable only for cost adjustment arising out of area variations.
30. In case a particular **flat** is omitted due to change in the plan or the **FIRST PARTY** is unable to hand over the same to the Second Party for any reason beyond its control, the **FIRST PARTY** shall offer an alternate **flat** of the same type and in the event of non-acceptability by the Second Party or non availability of alternate **flat**, the **FIRST PARTY** shall be responsible to refund only the actual amount received from the Second Party till then and will not be liable to pay any damage or interest or compensation to the Second Party whatsoever. In case any preferentially located **flat** ceases to be so located, the **FIRST PARTY** shall be liable to refund extra charges paid by the Second Party for such preferential location without any damages or interest or compensation.
31. Further to that, the layout shown in the sale literature is tentative and is subject to change without any objection from the Second Party without any prior notice to the Second Party.
32. After taking possession of the **flat**, the Second Party shall have no claim against the **FIRST PARTY** in respect of any item of work in the **flat**, which may be said not to have been arrived out for non-compliance of any design, specifications, building materials or any other reason whatsoever.
33. That if the Second Party not made the installments/payments within agreed time of schedule 'C', and then the Second Party neither has no right to claim nor any type of penalty in delay of possession.

J. GENERAL TERMS AND CONDITONS:

34. The address of the Second Party given in the application form shall be taken as final unless any subsequent change has been intimated under Regd. A.D. letter all demands, letters etc posted at the given address shall be declined to have been received by the Second Party.
35. Second Party may undertake internal alterations expansions in his **flat**, if so permissible under Law, only under intimation to the **FIRST PARTY**. Second Party shall not be allowed to effect, any of the following changes alterations:
- i. Changes which may cause damage to the structure (columns beams, slabs etc.) of any part of adjacent **flats** in case damage is caused to an adjacent **flat** or common area the Second Party will get the same repaired
 - ii. Changes that may affect the façade of the **flat** (e.g. changes in doors, windows, tampering with external treatment, changing of wardrobe position, changing the paint colour of balconies and external walls, putting different grills on doors and windows, covering of

FOR OM PRAKASH AGARWAL	Signature of Second Party
(Authorized Signatory)	()

the balconies and terraces with permanent or temporary structures, hanging of painting of signboards etc.) not permissible by the First Party.

- iii. Any encroachments on the common spaces in the complex of the Building will be not permissible.
36. The Second Party shall not use or allow to be used, the **flat** for non-residential purpose or any activity that may cause any nuisance to other Second Party in the complex.
37. In case of transfer of allotment, allotted **flat** and/or mutual exchange of **flats**, a Transfer Fee as @ 2.00 % (two percent) of Total sale value will be charge by the **FIRST PARTY** & shall be payable by the **Second Party** to the **FIRST PARTY**.
38. The development of the premises is subject to force major clause, which includes delay for any reason beyond the control of the **FIRST PARTY**, like non-availability of any building material due to market conditions, war or enemy action or natural calamities or any Act of God. In case of delay in possession due to any legal notice. Order, rule, proceedings, Notification of the Government / Court of Law / Public Bodies / Competent Authority or any other reason beyond the control of the **FIRST PARTY** and any of the aforesaid events, the **FIRST PARTY** shall be entitled to a reasonable extension of time after grace period has mentioned in clause no. 22
39. In case of non availability of materials at reasonable cost including those materials mentioned in the Specification Sheet, the **FIRST PARTY** will be entitled to use alternative / substitute materials without any claim from the Second Party.
40. The amounts paid by the Second Party to the **FIRST PARTY** to the extent of 10% of the Basic Price of the **flat** shall constitute the Earnest Money which may be forfeited in case of non-fulfillment of terms & condition of allotment.
41. The Second Party has fully satisfied himself/herself about the interest of the **FIRST PARTY** in the said land on which the **flat** is being constructed and has understood all limitations and obligations in respect thereof, and there will be no more investigation or objection by the Second Party in the respect.
42. The Second Party agrees and undertakes that he shall on taking possession of the **flat** or before, have no right to object and/or to interfere in constructing or continuing to construct other buildings adjoining the said Residential **flat**. The Second Party agrees that in case at any stage further construction in the Complex Adjacent **flat** without any objection or claim from the Second Party.
43. All charges payable to various departments for obtaining service connection to the Residential **flat** like electricity, telephone, water etc. including security deposits for sanctions and release of such connections as well as informal charges pertaining thereto, will be payable by the Second Party.

FOR OM PRAKASH AGARWAL	Signature of Second Party
(Authorized Signatory)	()

44. In case of joint application, the **FIRST PARTY** may, at its discretion, without any claim from any person, deem correspondence with any one of the joint Second Party sufficient for its record.
45. For allotments and purposes, all allotment made for single **flat** or multiple **flats**, as the case may be, shall be treated as single but in all cases payments of installments shall be treated for individual **flat** for all purposes.
46. The Open Parking facilities shall be provided for the Flat Owners.
47. Cheque Return Charges will be paid by the Second Party i.e. (₹250 + GST) for every time.
48. For any changes in the building plan will be acceptable by the Second Party.
49. In future if First Party is going to purchased extra F.A.R/Compounding from Agra Development Authority, Agra will be acceptable by the Second Party.
50. Investor or Allotment Advise Letter holder will have NO RIGHT OF ANY TYPE WHATSOEVER TYPE IT MAY BE till the Complete balance Payment of Allotment Advice Letter of the aforesaid allotted **flat** is PAID to OM PRAKASH AGARWAL

K. GOVERNING LAW

51. 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.

L. DISPUTE RESOLUTION

52. All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Act.

FOR OM PRAKASH AGARWAL	Signature of Second Party
(Authorized Signatory)	()

SCHEDULE – C
PAYMENT PLAN

On execution of this agreement : 10% + Taxes + Agreement Charges

Within 30days from the date of

agreement : 60% + Taxes

On Completion of outer plaster : 10% + Taxes

Specific Unit-wise

On Completion of Internal Plaster : 5% + Taxes

On completion of Flooring : 5% + Taxes

On Completion of wooden work

& sanitary, hardware work : 5% +Taxes

On Notice of Possession : 5% + Taxes

FOR OM PRAKASH AGARWAL	Signature of Second Party
(Authorized Signatory)	()

SCHEDULE – D

<p>Structure</p> <ul style="list-style-type: none"> RCC framed structure fill within brick walls <p>Common Area</p> <ul style="list-style-type: none"> Lift Façade: Pattern cladding in Indian Marble & Tiles or similar. Staircases: Flooring in Marble treads and riser with MS railing or similar. <p>External Facade</p> <ul style="list-style-type: none"> Weather-proof paint finish / stone / tile cladding up to certain height / texture work. <p>Woodwork</p> <ul style="list-style-type: none"> All doors and windows Chaukhat in Salwood or similar. Main entrance doors with door fitting. Flush doors enamel paints or similar. Glazed and mesh windows doors with MS grills / UPVC Powder coated hardware fitting. <p>Electrical</p> <ul style="list-style-type: none"> Concealed copper wiring in PVC conduits. Modular switches, TV and Telephone wiring. <p>Power Backup</p> <ul style="list-style-type: none"> Backup facility in common areas. <p>Security System</p> <ul style="list-style-type: none"> Round the clock 24 hrs parameter security. Dedicated intercom linking the main gate and each residence. 	<p>Living and Dining</p> <ul style="list-style-type: none"> Flooring of Tiles / Marble or similar. Acrylic emulsion paint in pastel colours on wall and ceiling Main entrance doors with door fittings. All doors and windows Chaukhat in Salwood or similar Flush doors with spirit polish/enamel paints or similar <p>Bedrooms</p> <ul style="list-style-type: none"> Flooring of Tiles / Marble or similar. Acrylic emulsion paint in pastel colours on wall and ceiling <p>Kitchen</p> <ul style="list-style-type: none"> Modular Kitchen Granite / Marble counter or similar Stainless steel sink Tiles up to 2' ft. height above counter Anti-skid tiles / marble or similar Acrylic emulsion paint <p>Bathroom</p> <ul style="list-style-type: none"> Anti-skid tiles / marble or similar Quality chinaware and CP fittings Tiles up to 6' ft. height Acrylic emulsion paint on wall and ceiling <p>Balconies</p> <ul style="list-style-type: none"> Anti-skid tiles / marble or similar Weather proof paint finish
---	--

<p>FOR OM PRAKASH AGARWAL</p> <p>(Authorized Signatory)</p>	<p>Signature of Second Party</p> <p>()</p>
--	--