

**ALLOTMENT CUM FLAT BUYER AGREEMENT**

THIS AGREEMENT is made at Lucknow on this Date .....

**BETWEEN**

M/s RAJVANSH ESTATES PVT.LTD., a Company duly constituted and registered under companies Act, 1956, having its registered office at 803 B Jatepur Dakshni Sumer Sagar Gorakhpur -273001 hereinafter referred to as the Developer (which expression shall unless repugnant to the context or meaning thereof meand and include its successors in interest, assigns and legal representatives) through its director/authorized signatory Mr. Ravindra Nath Singh Director of the Company. Duly authorized by board resolution. ----- ONE PART.

AND

**I. FOR INDIVIDUALS/JOINT PURCHASERS/H.U.F.**

Allottee/s ..... S/o ..... R/o ..... ,hereinafter singly/jointly, as the case may be, referred to as the 'Allottee' which expression shall unless repugnant to the context or meaning thereof, be deemed and to include his heirs, executors, administrators, legal representatives, successors, nominees and permitted assigns of the.... OTHER PART.

Developer

Allottee(s)

**II. FOR PARTNERSHIP FIRMS**

M/S.....NA..... a partnership firm duly registered under the Partnership Act through its authorized representative/ partner Sh./Smt. N/A (hereinafter referred to as the ‘Allottee’ which expression shall unless repugnant to the context or meaning thereof, be deemed to include all the partners of the partnership and their heirs, legal representatives, administrators, executors, nominees, successors and permitted assigns) of the OTHER PART AND WHEREAS the Partnership Firm is competent to enter into this Agreement.

**III. FOR COMPANIES**

M/s.....NA..... a Company registered under the Companies Act, 1956, having its registered office at N/A through its duly authorized signatory N/A authorized by Board Resolution dated N/A (hereinafter referred to as the “Allottee” which expression shall unless repugnant to the context or meaning thereof, be deemed to include its administrators, successors in interest, nominees and permitted assigns) of the OTHER PART.

**DEVELOPMENT REPRESENTATIVES:**

- A. WHEREAS M/s RAJVANSH ESTATE PVT.LTD. Has acquired right, title and interest and is duly empowered to develop/build flats and allot, enter into agreement for sell and sell the flats with parking space in the Group Housing Complex.
- B. AND WHEREAS the Developer shall develop the said Plot of Land by Construction thereon a Group Housing Complex known as Rajvansh Residency in accordance with the sanctioned building plans and necessary permissions from the concerned government authorities.

**ALLOTTEE’S REPRESENTATIONS:**

- A. AND WHEREAS the Allottee has applied for allotment of said Flat with full knowledge of all laws/notification and rules applicable to the area in general and the arrangements pertaining to the said Complex named as “**Rajvansh Residency” Part of Khasra No. 1578 at Gram Aurangabad Khalsa Pargana Rajabijlipasi Tehsil & District Lucknow** and is satisfied himself in respect of ownership title of the property.
- B. AND WHEREAS the Allottee has satisfied himself as to the right/title of the Developer, building plans and other relevant details of terms and condition of Developers. The Allottee has confirmed that he has clearly understood his rights, duties, responsibilities, obligations under each and all the clauses of this Agreement.

AND WHEREAS the Developer and the Allottee relying on the confirmations, representations and assurance of each other and to faithfully abide by all the terms, conditions, obligations and stipulations contained in this Agreement are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

AND WHEREAS the Allottee has agreed to the terms and conditions as set out in the Application for the allotment of a Residential Flat with/without Parking Space details of which are given as under:

**UNIT DETAILS**

Unit No: -..... Floors .....  
Type: ..... Tower/Block.....  
Carpet Area (As Per RERA):- ..... Super Area.....  
Balcony Area (As per RERA):-..... Built up Area.....  
Preferential Location Charges NIL  
Basic Cost: Rs..... Basic Sale Price (“BSP+PLC”) (A) Rs.....

Developer

Allottee(s)

OTHER CHARGES

PARTICULARS	AMOUNT
Interest free maintenance security (IFMS)	
MRMC (in advance for thirty six months)	
External electrification charges (EEC)	
Fire fighting charges (FFC)	
Power back up charges for 1 KVA	
Open Car Parking –One	
<b>Total</b>	

Total Other Charges (B): Rs. ....

Booking Amount Rs.....

Booking Date: .....

PAYMENT PLAN: Construction Linked Plan (Option-C) (As per Annexure-A)

NOW, THEREOF, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. That the Developer hereby agrees to transfer the Flat and the Allottee hereby agrees to take the Flat described in this Agreement in the said Complex as per the plans and specifications indicated in the **Annexure B & C** and accepted by him for a basic sale price plus other additional charges as applicable and described in this Agreement in respect of the Flat.
2. That the Allottee hereby agrees to pay the Developer the Basic Sale Price and other development/ preferential charges/ additional charges which shall be as per the payment plan opted by the Allottee and as explained to Allottee. The total price mentioned in the application is inclusive of cost of providing electric wiring and switches in the flat however the total price does not include the cost of electric fittings, fixture, electric and water meters etc. and other items not specifically included which shall be got installed by Allottee at his own cost.
3. That the Allottee hereby agrees that he shall pay the price of the said Flat and other charges calculated on the basis of Carpet area (as per RERA) which is understood to include pro-rata share of the common areas in the Complex. The Super Area of the said Flat means the covered area of the Flat including the entire area enclosed by its periphery walls including area under walls, columns, balconies and shafts etc. and half the area of common walls with other premises/Flats which form integral part of Flat and Common areas shall mean all such parts/areas in the entire said Complex which the Allottee shall use by sharing with other occupants of the Complex including entrance lobby, lift lobbies, lift shafts, electrical shafts, fire shafts, plumbing shafts, service ledges on the floors, common corridors and passages, staircases, services areas including but not limited to, lift area, machine/ pumping set room, security/fire control rooms, maintenance offices/stores, guards Cabin, generator area etc. if provided.
4. That the parties have agreed that the cost of development and construction of the flat is escalation-free, save and except increases, which the Allottee hereby agrees to pay due to increase in Flat area, any increase or additional Govt. rates, taxes, cess, etc, that may be levied or imposed by the Govt./ Statutory Authorities from time to time, if any provision of the existing and future Laws, guidelines, Directions etc, of any Government or the Competent Authorities is made applicable to the flat/ Complex subsequent to booking requiring the Developer to

Developer

Allottee(s)

provide pollution control devices, effluent treatment plant, water harvesting system etc. in the Complex, then, the cost of such additional devices, equipments etc. shall also be borne and paid by the Allottee on pro-rata basis, GST on sale of the flat shall be paid by the Allottee.

5. That the developer may carry development/construction of the Complex in phases outside the building in which the flat may be located and the allottee shall have no right to object or make any claim or default in any payment as demanded by the developer on account of inconvenience, if any, which may be caused to the allottee due to such construction activity or incidental/ related activities. However the Developer shall take all possible measures to segregate the developed and under developed phases and provide common facilities to ensure least inconvenience to the allottee/s. The common facilities in all respect shall be operational on the date of completion of the entire Complex.
6. That the Flat shall always be used only for the purpose it has been allotted. Any change in the specified use, which is not in consonance with the use of the complex or is detrimental to the public interest will be treated as a breach of the terms of the agreement.
7. That the Developer shall issue the intimation/ demand letter to the Allottee for making payment of the installments, wherever the payment is connected with the construction stage. The Allottee hereby agrees to make all the payments within time as per the terms of Schedule of Payments from time to time without any reminders from the Developer through A/c Payee Cheque(s) /Demand Draft(s) in favor of M/s Rajvansh Estate Pvt.Ltd. payable at Lucknow.
8. That the timely payment or installments indicated in the payment schedule is the essence of this Agreement. If any installments as per the schedule is not paid when it become due the developer shall charge interest at the rate of 18% p.a. for one month delay and at 24% p.a. interest up to next two months. If the allottee defaults in making payment of the outstanding amount for three consecutive months, the allotment shall automatically stand cancelled without any prior notice to the allottee and the allottee thereafter shall have no charge, lien, interest, right or any other claim on the flat and the developer shall refund the amount paid over and above the earnest money, if any, without any interest after reducing there from the amount of interest on delayed payment within 30 days of cancellation. However, in exceptional circumstances the Developer may, in its absolute direction, condone the delay by charging interest @ 24% p.a. on all outstanding dues for the delayed period.
9. That 10% of Basic Sale Price for the flat shall be treated to be the earnest money under this agreement. In the event of failure of the Allottee to pay the installments in time as agreed herein, the Developer shall have the right to terminate this agreement and forfeit the earnest money together with any interest on delayed installments/payment due or payable out of the amounts paid by him and the allotment of the Flat shall stand cancelled.
10. That the Allottee, if resident outside India, is solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and Reserve Bank of India (Amendment) Act, 1997 and Rules made there under or any statutory amendments.
11. That the Developer is authorized to raise finance/ loan from any financial institution/ bank by way of mortgage/charge/ securitization of receivable of the land and the flats and the Allottee will have no objection in this regard. However at the time of execution of the deed and handing over of possession, the flat shall be free from all encumbrance and charges.

Developer

Allottee(s)

12. That it is agreed by and between the Parties that unless a transfer deed is executed and registered, the Developer shall continue to have full authority over the flat and any/all amounts paid by the Allottee shall not give him any lien or interest on the flat.
13. That transfer/subscription of the allottee in the agreement shall be allowed on such terms and conditions as it may be deemed fit including payments of administrative charges etc. Any change in name (including addition/ deletion) of the Allottee will be deemed as substitution for this purpose. In case of assignment, the assignee shall be liable to observe all the terms and conditions of this agreement. The entire cost incidental to the assignment/ substitutions or deletion, shall be borne by the Allottee or the assignee only.
14. That the Allottee shall be entitled to use and enjoy the common areas and facilities within the complex along with all the occupants/ allottee. However, such generally common areas and facilities earmarked for common use of all occupants shall not include the exclusive reserved covered parking space individually allotted to the respective allottee.
15. That the reserved/covered parking space has been allotted together with the flat and the same shall not have independent entity detached from the flat. The Allottee may apply for additional parking space, which may be allotted subject to availability and as per the condition decided by developer. The Allottee undertakes to park his vehicle in the parking space allotted to him and not anywhere else in the Complex.
16. (a) That the Developers shall complete the development/ construction of the flat within 40 months from the date of booking which may vary for +6 months. The completion date is subject to force majeure conditions. No claim by way of damages/ compensation shall lie against the Developer in case of delay in handing over the possession on account of the force majeure condition and the Developer shall be entitled to a reasonable extension of time for the delivery of possession of the flat to the Allottee.  
 (b) That the Developer shall after completion of the flat intimate the allottee to take over the possession of the flat within thirty days thereof. The Allottee shall within the stipulated time, take the possession of flat from the Developer by executing transfer deed and necessary indemnities, undertakings and such other documents as the Developer may prescribe. The Stamp Duty, registration fee and other charges for execution and registration of deed or any other documents shall be payable by the Allottee. The Allottee will be entitled to possession of the flat only after transfer deed of the flat is executed and duly registered with the concerned Registrar Office. The Allottee after taking possession of the flat shall have no claim against the Developer in respect of any item of work which may be alleged not to have been carried out/ completed in the flat or for any reason whatsoever. If the Allottee fails to take over the Flat within the time limit, the Allottee shall pay to the Developer holding charges at the rate of Rs.77/- (Rs. Seventh Seven only) per Sqm. of the Carpet Area (As per RERA) per month of the flat along with the minimum applicable maintenance charges.  
 (c) That the Allottee shall, after taking possession of the flat or at any time thereafter shall have no objection to the Developer developing or continuing with the development of other Flats adjoining the Flat sold to the Allottee.
17. The Allottee shall not make any additions or alterations in the flat of whatever nature which may affect the other flat or common areas and the structure of the complex. The Allottee shall not change the color scheme of the outer walls or painting of the exterior side of the doors and windows etc. or carry out any change in the exterior elevation or design.
18. That the ALLOTTEE (S) agrees and undertakes that he shall after taking possession of the said premises or at any time before or thereafter, have no right to object to the developer construction or continuing with the construction of the other building(s)  
 Developer Allottee(s)

adjoining, put up additional floors to the Building, or otherwise in the site earmarked for Group Housing in the said colony.

19. That the ALLOTTEE (S) shall from the date of possession maintain the said premises at his own cost, in a good tenable and in a good condition and shall not do or suffer to be done anything in or to the said building(s) or the said premises, or the staircases, lifts and lobbies, shafts, stilt basements compound and common passages which may be against rules or by-laws of the Municipal Authorities, Maintenance Agencies or any other authority nor shall the ALLOTTEE (S) change alter or make alteration in or to the said premises or the building(s) or any part thereof. The ALLOTTEE(S) shall be exclusively responsible for any loss or damages arising out of breach of any these conditions.
20. That the ALLOTTEE(S) is under the obligation to pay the house tax, water tax and other such taxes which will be levied on him by the Local Authority/Body under the then prevailing law and rules of the land, when such maintenance services will be transferred to the Local Authority/Body. Till then ALLOTTEE(S) is under the obligation to pay the house tax, water and other such taxes which will be levied on him to Principal Developer /its authorize maintenance agency.
21. That in case of death of the ALLOTTEE (S), the allotted property would be transferred to the legal heir of the ALLOTTEE(S) on submission of the required documents.
22. That the ALLOTTEE(S) shall not use the said premises or permit the same to be used for purpose other than the purpose sanctioned as per Govt. Regulations or as may be earmarked in the joining/building plans sanctioned by the competent authority or use for any purpose which may likely to cause nuisance or annoyance to occupiers of Rajvansh Residency for any legal or immoral purposes, and shall not do or suffer anything to be done in or about the said premises which tend to cause damages to any flooring or ceiling of any premises above, below or in any manner interfere with the use thereof or of space, passages or amenities available for common use. The Apartment ALLOTTEE(S) shall not use the premises for any activity commercial or otherwise except for residential purpose only.
23. That the ALLOTTEE(S) shall not put up any name or sign board, neon sign, publicity or advertisement material, hanging of clothes etc., on the external side of the Building or anywhere on the exterior of the Building or common areas and shall not change the collar scheme of the outer walls or painting of the exterior side of the doors and windows etc. or carry out any change in the exterior elevation, architectural features and design.
24. That the said premises here by allotted form part of Group Housing Scheme. It is in the interest of all the ALLOTTEE (S)/Occupiers that safeguards are provided to prevent entry of unauthorized person(s) into the said Complex. To give an effective hand to the Developer Maintenance Agency to deal with such. Unlawful entrants/peddlers etc. &also to enable the Developer/Maintenance agency in particular and owners/lawful occupants of the various premises in general to deal more effectively with the security of the said Complex and maintenance of order therein, the entry be regulated. For this the Maintenance Agency shall be free to restrict the entry of anyone into the Rajvansh Residency, whom it considers undesirable at the outer gate itself unless the ALLOTTEE (S) himself gives permission to allow anyone to enter or escort them out as well. The security services will be without any liability of any kind upon the Maintenance Agency. Security costs will be part of the Maintenance Charges.
25. That the allottee/s is unconditionally agrees that as and when required he/she/they will execute a maintenance agreement with developer or its maintenance agency for  
Developer Allottee(s)

Maintenance of township and he/she/they will pay the maintenance charges demanded by developer or its maintenance agency.

26. That unless a Conveyance deed is executed and registered, the developer shall for all intents and purposes continue to be the owner of the land and also the construction thereon and the Arrangement shall not give to the ALLOTTEE(S) any right or title or interest therein, except that all taxes and levies shall be paid by the ALLOTTEE(S) as stated hereinbefore.
27. That Apartment ALLOTTEE(S) undertakes to abide by all the laws, rules and regulations or any law as maybe made applicable to the Apartments, Storage Spaces, Car Parking Spaces, Other Common areas, facilities and amenities.
28. That in case there are joint ALLOTTEE(S), all communication shall be sent by the Developer to the Apartment ALLOTTEE(S) whose name appears first and at the address given by him which shall for all purpose be considered as served on all the ALLOTTEE(S) and no separate communication shall be necessary to the other named Apartment ALLOTTEE(S). The ALLOTTEE(S) has agreed to this condition of the Developers. It shall be the responsibility of the Apartment ALLOTTEE(S) to inform the Developer by a Registered (A.D.) courier letter about all subsequent changes. If any in his address, failing which all communications and letters posted at the first Registered address will be deemed to have been received by him at the time when those would ordinarily reach at such address and the ALLOTTEE(S) shall be fully liable for any default in payment and other consequences that may occur there from.
29. That the Apartment ALLOTTEE(S), if a resident outside India, shall be solely responsible to comply with the necessary formalities as laid down in Foreign Exchange Regulation Act, 1973 and other applicable laws including that of remittances of payment(s) and for acquisition of the immovable property in India. A declaration to that effect will have to be furnished by him.
30. That, if the ALLOTTEE(S) has to pay commission or brokerage to any person for services rendered by such person to him whether in India or outside India for acquiring the said premises for the Apartment ALLOTTEE(S), the Developer shall in no way whatsoever be responsible there for and no such commission or brokerage shall be deductible from the amount of sale price agreed to be payable to the Developer for the said premises.
31. That the ALLOTTEE(S) shall abide by all Laws, Rules and Regulations of the Central Government/State Government./ Lucknow Development Authority/ Nagar Nigam Lucknow/Local Bodies and shall exclusively be responsible/ liable for all defaults, violation or breach of any of the conditions, levies or Rules and Regulations as may be applicable.
32. That the ALLOTTEE(S) undertakes to join in the execution of such documents and applications as may be required to obtain various permission from the Income tax and other authorities to facilitate the registration of the sale deed in his favor, failing which the ALLOTTEE (S) shall be liable for all consequences arising from failure or neglect on the part of the ALLOTTEE(S) to do so.
33. That it is expressly agreed between the parties that the ALLOTTEE(S) shall not be entitled to assail this arrangement on the ground of want of mutuality even if any stipulations herein are held to be lacking mutuality. Tenancy rights shall remain with the Developer unless allotted against consideration. No further construction/modification is permissible over the roof / terrace of the flat. The Allottee shall have no objection if the Developer gives on lease or hire any part of the top roof/ terraces above the top floor for installation and operation of antenna, satellite dishes, communication towers etc.
- 34 (a) That in order to provide necessary maintenance services, the Developer shall after 36 month completion of the Complex, hand over the maintenance of the complex to any individual, firm, body corporate, association etc. (hereinafter referred to as "Maintenance Agency") as the Developer in its discretion may deem fit. The Allottee shall be liable to make payment of maintenance charges to the Developer or  
Developer Allottee(s)

Maintenance agency. In case of failure of Allottee to make payment of maintenance charges within stipulated period, interest at the rate of 18% per annum, shall be Charged to the Allottee. If payment is delayed beyond 3 months then the maintenance services may be discontinued besides of taking of other measures to recover the same.

- (b) That the Allottee shall keep with the Developer an Interest Free maintenance Security (IFMS) Deposit in order to secure adequate provision of the maintenance services and due performance of the Allottee in paying promptly the maintenance charges as raised by the maintenance agency. A separate maintenance Agreement between the Allottee and the Developer/maintenance agency shall executed at the time of possession. The Developer shall transfer the IFMS to Association of flat owners at the time of handing over of maintenance to the Association of Flat Owners, after adjusting there-from all outstanding maintenance charges against the flat.
  - (c) That the Developer or Maintenance Agency and their employees shall be permitted at all reasonable times to enter into the Flat for carrying out any repair, alterations, clearing etc., of for any other purpose in connection with the maintenance of the Complex. However, in case of urgency or exigency, the Developer or Maintenance Agency employees may break open the door, windows etc. of the flat in order to prevent any further damages to the life/property in the flat / Building/ Complex and the Allottee hereby agrees that such actions of the Developer/Maintenance Agency is fair and reasonable and he undertakes to not to raise any objection to such action.
35. That the said Complex shall always be known as “Rajvansh Residency “and this name shall never be changed by the Allottee or anybody else.
  36. That the terms and conditions contained herein shall be binding on the Occupier of the flat and default of the Occupier shall be treated as that of the Allottee, unless context requires otherwise.
  37. That notwithstanding the fact that a portion of the common area has been included for the purpose of calculating the saleable Super area of the flat, it is repeatedly and specifically made clear that it is only the inside space in the flat that has been agreed to be sold and the inclusion of the common areas in the computation does not give any divisible right and title therein to the Allottee. The Allottee shall have no right in any commercial premises, building,, shape etc. constructed in the Complex and the Developer shall be free to dispose off the same on such terms and conditions as it may deem fit.
  38. That delay or indulgence by the Developer in enforcing the terms and of this Agreement or giving of time to Allottee shall not be construed as a waiver on the part of the Developer of any breach or non-complete of any of the terms and conditions of this Agreement by the Allottee nor shall the same in any manner prejudice the rights of the Developer to enforce this Agreement.
  39. That in case the allottee wants to avails loan facility from financing bodies or his employer the purchase of the flat, the developer shall facilitate the process subject to the conditions that the terms of the financing agency shall exclusively be binding and applicable upon the allottee only. The responsibility of getting loan sanctioned and disbursed as per the developer payment schedule will rest exclusively on the allottee.
  40. That, if any provision of this Agreement is determined to be void or unenforceable under any applicable law, such provision shall be deemed to have been amended or deleted in as far as it may reasonably be inconsistent with the purpose of this Agreement and to the extent necessary to conform to applicable law and the remaining provisions of this Agreement shall remain valid and enforceable in accordance with other terms. It shall not render this Agreement void in any circumstances. Further, in case of any repugnancy or difference in the terms and conditions of any prior document and this Agreement, the terms and conditions contained in this Agreement shall prevail and be binding on both the parties.
  41. That for all purposes, singular shall include plural and masculine gender shall include the feminine gender. These expression shall also deemed to have been modified and

Developer

Allottee(s)



Read suitably whenever Allottee is a joint allottee, or any other body corporate or organization or an association.

42. That, if at any stage this document requires to be registered under any law necessity, the Allottee binds himself and agrees to register the same through the Developer in his favor at his own cost and expenses and to keep the Developer fully absolved fully absolved and indemnified in this connection.

43. All or any dispute arising out of touching upon any term(s) of this Agreement including the interpretation and validity of the terms and the respective rights and obligations of the parties shall be settled amicably by mutual discussion failing which the same shall be settled through Arbitration. The arbitration proceedings shall be governed by the Arbitration & Condition Act, 1996 and /or statutory amendments/modifications thereof of the time being in force. The arbitration proceedings shall be held at an appropriate location in Lucknow. The sole Arbitrator shall be appointed by the Developer, whose decision shall be final & binding on both parties. Subject to arbitration, the courts at Lucknow and the High Court of Judicature at Lucknow shall have the exclusive jurisdiction to adjudicate upon any dispute between the Developer and the Allottee.

IN WITNESS WHEREOF the parties hereto have set their hands and have signed this Agreement at the place and on the day, month and year first written herein above, and in the presence of the following witnesses.

(1) FLAT ALLOTTEE. SIGNED, EXECUTED & DELIVERED BY

(2) FLAT ALLOTTEE (Authorized Signatory)

WITNESSES:

Name  
Address

Name  
Address

Developer

Allottee(s)

## **Assignments and Endorsements**

### **First Transfer**

<b>I/We hereby assign all the rights and liabilities under this Agreement in favour of</b>	<b>I/we hereby accept all the rights and liabilities under the Agreement assigned in my /our favour by :</b>
<b>TRANSFEROR</b>	<b>TRANSFeree</b>
<b>THE ABOVE TRANSFER is hereby confirmed</b>	
<b>Date</b>	<b>Authorized Signatory M/s Rajvansh Estates Pvt. Ltd.</b>

Developer

Allottee(s)

## **Assignments and Endorsements**

### **Second Transfer**

<b>I/We hereby assign all the rights and liabilities under this Agreement in favour of</b>	<b>I/we hereby accept all the rights and liabilities under the Agreement assigned in my /our favour by :</b>
<b>TRANSFEROR</b>	<b>TRANSFeree</b>
<b>THE ABOVE TRANSFER is hereby confirmed</b>	
<b>Date</b>	<b>Authorized Signatory M/s Rajvansh Estates Pvt. Ltd.</b>

Developer

Allottee(s)

**ANNEXURE “A”  
PAYMENT PLAN**

**Payment plan opted:  
Construction Linked Plan (Option –C)**

<b>Installment No.</b>	<b>Description</b>	<b>Amount(Rs.)</b>
<b>At the time of booking</b>	<b>10% of basic price</b>	
<b>Within 45 days of booking</b>	<b>90% of basic price</b>	

**NOTE: GST tax and other Government Taxes as imposed from time to time are payable in addition to above by allottee(s).**

Developer

Allottee(s)

# RAJVANSH RESIDENCY

Type - ----- (Block- .. )

Unit Plan

Carpet area - ..... m<sup>2</sup>  
Balcony Area - .....m<sup>2</sup>  
Built-up Area - .....m<sup>2</sup>  
Super Area - ..... m<sup>2</sup>

**ANNEXURE  
SPECIFICATIONS  
RAJVANSH RESIDENCY**

<b>location</b>	<b>Floor</b>	<b>Wall</b>	<b>Internal&amp; External Door</b>	<b>Window</b>	<b>Ceilling</b>	<b>Other</b>
<b>Drawing Dinning&amp; Bedroom</b>	Vitrified tiles	Tile skirting & OBD	Hard wood frame with flush doors in enamel paint finish	Anodized aluminum sliding glazed windows with one wire mesh panel	OBD & POP Cornices	Designer door for main entrance
<b>Kitchen</b>	Anti skid ceramic tiles	Tiles & OBD	--do--	--do--	OBD	Granite counter top
<b>Toilets</b>	Anti skid ceramic tiles	Tiles & OBD	--do--	--do--	OBD	White Sanitary fittings
<b>Balconies/ Terraces</b>	Anti skid ceramic tiles	OBD			OBD	3 ft ht. M.S. Railing
<b>Corridors/ Lobby</b>	Vitrified tiles	OBD			OBD	M.S. Railing
<b>Main and Fire staircase</b>	Kota stone	OBD			OBD	M.S. Railing
<b>Electrical</b>	PVC insulated multi stand copper wiring with ISI marked modular switches.					
<b>Structure</b>	RCC frame earthquake resistant structure with partition walls.					
<b>Facade</b>	Premium quality waterproof paint over plastered surface / textured paint.					

**Developer**

**Allottee(s)**