

AGREEMENT FOR SALE

This Agreement has been executed on THIS ____ DAY OF ____ 2017, between

Riverland Buildcon Pvt. Ltd. Having its Registered Corporate office at 71, Riverview Residency, In front of SBI, Malakhedi , Hoshangabad acting through its Director Smt Richa w/o Shree Anand Pare, Hoshangabad Hereinafter called "The Builder" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and the survivor or survivors of them and their heirs, executors and administrators of such last survivor, their or his assigns)

-----Party of the First Part

MR..... S/o Indian inhabitant, Occupation

Residing at.....

Hereinafter called: The Purchaser/s"(which expression shall unless it is repugnant to the context or meaning thereof be deemed to mean and include his/her/their/heirs, executors, and administrators and permitted assigned of the other part)

-----Party of the Second Part

For

One Plat in Project Shree Planets, Block Name: _____

Flat No: Floor: _____ , Build up Area _____ Sq.ft. Flat super built up Area: _____ Sq.ft.

Boundaries of flat/residential unit:

EAST: WEST:

NORTH: SOUTH:

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The builders shall under normal conditions construct a building as per the plans, designs and specifications inspected and approved by the purchasers/s with such variations and modifications as the builders may consider necessary or may be required by the company any local, public authority to be made in any of the shop/flat. The purchasers/s hereby consents to such variations.
2. The purchaser/s has/have prior to the execution of this agreement satisfied himself/themselves/herself about the title of the builders to the said land and no requisition or objection shall be raised upon the builders in any matter relating thereto.
3. The purchasers/s hereby declare and confirm that car parking area under the stilt or in open and the terrace which is attached to the respective flat is absolutely belonging to the Builders and the builders are entitled to allot to the intending purchasers, such car parking area under the stilt or in open and the terrace attached to the flat to the purchaser of the flat for exclusive use of which, the said terrace has been provided on such terms and conditions as may be decided by the builder and the Purchaser/s shall not raise any dispute thereto.
4. The said Flat/Shop under purchase includes enclosed balcony or balconies, if any the right to use common areas and facilities available in the building and also the purchaser undivided interest in the restricted areas and facilities for the use of the flat/shop. The common area does not include the area demarcated for car parking space under stilt or in open and also terrace attached to the respective flat/s provided for exclusive use of the purchaser/s of such flats.
5. The purchaser/s hereby agree to purchase Flat/shop bearing Flat NO:..... On Floor in the building Known as “.....” having an approximate built up area of Square Feet. The purchaser/s to pay to the Builders the lump sum Purchase Price of Rupees..... In the following manner.

(i)	Booking Amount	Rs.....
(ii)	Within 15 Days of Booking: 10%	Rs.....
(iii)	Within 30 Days of Booking: 10%	Rs.....
(iv)	On Start of Foundation: 8%	Rs.....
(v)	On Start of Plinth: 8%	Rs.....
(vi)	On Start of Frist Floor: 8%	Rs.....
(vii)	On Start of Third Floor: 8%	Rs.....

(viii)	On Start of Fifth Floor: 8%	Rs.....
(ix)	On Start of Seventh Floor: 8%	Rs.....
(x)	On Brick Work: 15%	Rs.....
(xi)	On Finishing: 10%	Rs.....
(xii)	Before possession: Balance amount	Rs.....

If The purchaser/s commit(s) default in payment of any of the installment as aforesaid on their respective due dates (time being the essence of this agreement) the builders shall be at liberty to terminate this agreement in which event, the sum/s paid by the purchaser to the Builders then will be forfeited. On the Builders terminating this agreement Under this clause, they shall be at liberty to sell the said flat to any other person and at a rate as the builder may determine and the Purchaser/s shall not be entitled to question such sale or to claim any amount whatsoever from the Builders or in case if second party submits a reason for delay in writing seven days from the due date of such installments/payments, for an extension period of maximum 30 more days and upon approval by the first party, additional interest at the rate of 15% will be charged.

6. In case of cancellation of sale either by the first party or by the second party, irrespective of any reasons cancellation charge of Rs. 50 per Sq.ft. on built-up area of flat and service tax paid/unpaid will be deducted and rest of the amount will be refunded only after its realization from resale of such cancelled unit. However no interest or compensation shall be payable to the second party on the refundable amount.

6.1 in the event of cancellation request made by the second party and first party has not resold the unit, upon special approval by the first party refund payments shall be made through the mode of part payments(s) on schedule decided by the first party which shall be binding on the second party, no claim for such schedules shall be entertained.

7. The specifications, materials, fixtures/fittings and all such other amenities shall be as per the list set out in the Second Schedule hereunder written and the purchaser/s has/have satisfied himself/herself/themselves about the same and also about the design of the building. However builder will provide material/fixtures/fittings/articles as mentioned in second schedule, but in any circumstances builder in not responsible for quality/warranty/guaranty of specified product(s) and also replacement of in the event of any failure due to any miss handling or manufacturing defect, all such issues are subject to policy of manufacturer/supplier of the said products(s).

8. In the event of any delay in delivering the possession of the flat by the builder within the commitment period as per the clause 14 of this agreement, the builder shall pay 15% interest per annum for the amount collected from delivery months/commitment delivery month till the time of delivery.

9. Due to any unavoidable circumstances, if there is any increase in price/taxes/levies by Government, the price of the building materials, such as cement, steel or any other material etc., the purchaser/s shall bear such increase in price without raising any objection in respect thereof.
10. The builders shall not be liable for any loss, damage, injury or delay due to any cause beyond their control including acts of Government, Strikes, Lockouts, fire, explosion, flooding, earthquake, riots, civil commotions, acts of war malicious mischief, or theft.
11. The builders shall, in respect of any amount unpaid by the purchaser/s under this Agreement, have a first lien and/or charge on the said Flat/shop agreed to be acquired by the purchaser/s.
12. Any delay or indulgence by the builders in enforcing the terms of this agreement or any forbearance on their part of giving extensions of time by the builders to the purchaser/s for payment of purchase price in installments or otherwise shall not be construed as a waiver on the part of the builders of any breach of this agreement by the purchaser/s nor shall the same in any manner prejudice the rights of the builders.
13. The builders shall not be liable for any loss, damage, injury or delay due to the madhay Pradesh state Electricity board/company/authority causing delay in sanctioning and supplying electricity or due to the local authority concerned, causing delay in giving/supplying permanent water connection or such other service connection necessary for using or flat/shop.
14. On obtaining the part occupancy/occupancy certificate from the authorities ,builders shall be at liberty to hand over possession of the said Flat/shop to the purchaser/s ever though permanent electricity and water connections are not sanctioned by the concerned authorities, the purchaser/s shall not be entitled to make any claim/demand on the builders for the delay in getting the permanent electric and water connections. On the builders offering possession of the shop/flat to the purchaser/s the purchaser/s shall be lible to bear and pay their proportionate share in the monthly outgoings including his share in the consumption of electricity and water if supplied through temporary connections.
15. Possession of the said flat/shop shall be delivered by the builders to the purchaser/s on or before 36 MONTHS from the dated of this agreement. The builders shall not in any liability if they are unable to deliver possession of the Flat/shop by the aforesaid date if the completion of the building is delayed by reasons of non-availability of steel or cement or such other building material or by reason of war, earthquake, civil commotion or any act of God or if non-delivery of possession is a result of any notice, order, rules non availability of water and/or electricity connection from the concerned authorities of for any reasons unforeseen or beyond the control of the builders or due to Force Majeure.

- 15.1 upon completion of construction and commencement of possession first party shall intimate second party through writing on the correspondence address according to records with first party and, second party shall collect such possession within seven days from the receipt of aforesaid intimations.
- 15.2 Failing to take possession upon intimation as above the first year maintenance period agreed by the first party shall commence from the possession intimation date.
16. Upon possession of the said Flat/shop being delivered to the purchaser/s he/she/they shall be entitled to the occupation of the said Flat/shop and shall have no claim against the Builders in respect of any items of work in the Flat/shop.
17. From the date of communicating by the builders to the purchaser/s that the Flat/shop is ready for the use and occupation, the purchaser/s shall be liable to bear pay of all taxes and charges for electricity and other services and the monthly out goings payable in respect of the said Flat/shop namely local taxes, Betterment charges or such other charges/levies by the concerned local authority, the Government, water charges, insurance, common lights, repair and salaries of clerks, bill collectors, Choukidars, sweepers and all other expenses necessary and incidental to the management of any maintenance of the said land and building/s from the date from which the builders shall have obtained the part occupancy/occupancy certificate from Government.
18. The purchaser/s shall have no claim, save and except in respect of the particular Flat/shop hereby agreed to be acquired i.e to all open spaces, lobbies, staircase common terrace, Car parking space under the stilt, covered or open etc. which will remain to the property of the builders.
19. It is hereby agreed, declared and committed / and between the parties hereto that the central Govt. has introduced new enactment on 1st of 2005 levying service tax on providing services by the Builders and sale of Flats/shop and other premises. the purchaser/s hereby agree and undertake to pay the builders the said service tax within 15 days from the date of receipt of letter issued by the Builders for payment of such service tax or any statutory tax such as VAT etc. that are the liabilities of the purchaser/s.
20. If there is any increase in F.S.I. or any other benefits, then such increase of F.S.I or other benefits shall go to the builders and it is deemed to be the entitlement of the Builders. the purchaser/s member/s of the cooperative Society Limited Company or legal Body shall not raise any objections to the Builders utilizing such increased F.S.I. and/or using/appropriating such benefits.
21. Society formation and other additional/incidental costs: the purchaser/s shall on or before delivery of possession of the said flat keep deposited with the builders the following amount.

- 21.1 Rupees 1000/1500/2000 toward share money and entrance fee for admitting the purchaser/s as a member of the society to be formed and registered of the Flat purchaser.
- 21.2 Rupees 25000 charges toward development of facility for vehicle parking.
- 21.3 Rupees 50000 towards Electricity and water Charges.
- 21.4 Rupees 30000 Amount of rupees 18000 for the first one year maintenance and balance rupees 12000 shall be utilized for meeting and legal costs, charges and expenses including professional cost of the advocate in connection with formation of the said Society preparing its rules, regulation and byelaws and the cost of preparing and engrossing this agreement and the conveyance or Assignment of lease. the purchaser/s shall on or before delivery of possession of the said premises keep deposited with the Builders a sum towards outgoings (maintenance charges) in respect of the building to be constructed on the said plot, which shall be for a period till the formation and registration of the society at the rate to be decided by the builders. The builders shall open new Maintenance account and keep the amount deposited in that account and will incur expenses of maintenance of the building from that account and will incur expenses of maintenance account and keep the amount deposited in that account and will incur expenses of maintenance of the building from that account. The builder will transfer balance amount if any from the account after meeting the expenses, to the account. The builders will transfer balance amount if any from that account after meeting the expenses, to the account of the cooperative Society, Pvt Limited company or legal body.
- 21.5 The society, within one year from receiving the possession the purchaser shall pay currently decided monthly maintenance charges of Rupees 1500.00 (one thousand five hundred only) excluding clause number 23 to builder/developer/seller THE RIVERLAND BUILDCON PVT. LTD. Till any further notice
- 21.6 Municipal taxes/property tax on land or land along with the building as per the prevailing rules and additional.
- 21.7 In case if the fund collected towards maintenance, electricity, water etc, found to be insufficient due to various reasons including cost inflation, policy changes by Governing body/s, unforeseen incidents etc., the builders are entitled and have all rights to collect/recover required amount immediately upon need arise/foreseen/anticipated towards respective cost from the purchaser/s time-to-time.
22. The purchaser/s agrees/agree and bind/s himself/themselves to pay regularly by the 5th of each month to such Co-operative Society, Limited Company or legal Body as the case may be, The proportionate share that may be decided by such Co-operative Society, Limited Company or legal Body as the case may be for the following outgoings:-

- a) Insurance Premium
- b) All municipal assessment bills and other taxes and outgoings that may vary from time to time be levied against the said land and/or building, water taxes and the water charges.
- c) Outgoing for the maintenance and management of the building, common lights and other outgoings and collection charges incurred in connection with the said property.
- d) Any other property tax, municipal tax, or any other Tax/Charges levied by any municipal local authority on the said land and or on the land along with constructed building.
- e) It is agreed that in the event the Govt. and/or any Municipal authority/local authority levies additional charges/cess over and above the lease premium from the builders. By way of water resource development charges and/or land and building development charges, the purchaser/s shall pay such charges/cess proportionate to the area of her/his respective flat/shop as may be demanded by the Builders from time to time.

21. At the time of registration, the purchaser/s shall pay to the builders the purchaser's share of stamp duty and registration charges payable, if any, by the said society or limited company on the conveyance or lease or any document or instrument of transfer in respect of the said land and the building to be executed in favor of the society or Limited Company.

22. It is agreed that if any Flat/Shop remains unsold at the time the building is ready for occupation, the builders shall be deemed to be the Owner thereof until such Flat/Shop is agreed to be sold by the Builders.

23. The Purchaser/s shall from the date of possession thereof maintain the said Shop/Flat at his/her/their own cost in a good tenable condition and shall not do or suffer to be done anything to the said building or the said Flat/shop, staircase and common passages which may be against the rules or byelaw or any other authority. Without prior permission of the builders or the Cooperative society or Limited Company or such other legal body as the case may be, no structural/architectural alteration/modification or change shall be carried out by the Purchaser/s to the Flat/Shop. The purchaser/s shall be responsible for breach of any rules and regulations in respect thereof.

24. So long as each Purchaser/s in the said building shall not be separately assessed, the purchaser/s shall pay such proportionate part of the assessment in respect of the entire building as may be provisionally determined by the builders or the cooperatives society or the limited company or the Legal Body as the case may be, whose decision shall be final and binding upon the purchaser/s

25. The purchaser/s shall not at any time demolish or cause to be demolished the Flat/Shop or any part thereof agreed to be purchased by him/her/them nor shall he/she/they at any time make or cause to be made any additions or alterations of whatsoever nature of the said flat or any part thereof. The purchaser/s shall not close or permit the closing of Verandah or lounges or balconies or terraces or make any alteration in the elevation and outside color scheme of the Flat/shop to be acquired by him/her/them.

26 Solid waste Management:

The purchaser shall observe scrupulously the following conditions in order to ensure the directives and recommendations of the Hon'ble Supreme court regarding solid waste Management.

- a) The purchaser shall keep two streams of waste, one for food waste and biodegradable waste and another for recyclable waste such as paper, plastic, mental glass, tags etc.
- b) The purchaser shall ensure that no domestic/institutional waste shall be thrown on the streets, footpaths, open spaces, drains or water bodies.
- c) The purchaser shall make spate arrangement for disposal of toxic or hazardous household waste such as used batteries, containers for chemicals and pesticides. Discarded medicines and other toxic or hazardous household waste.

27. The Purchaser/s shall not throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said flat in the compound or any portion of the said land and the building in which the said flat is situated.

28. The Purchaser/s shall not store or cause to be stored in the shop/Flat goods of hazardous or combustible nature or which tent to affect the construction or structure of the said building or cause damages to the occupants of the building.

29. The said building shall always be known as **SHREE PALNETS** and the name of the Co-Operative society, limited company or legal body to be formed and bear the same name or any other name, but the building name shall not be changed.

30. The Purchaser along with other purchasers of Flats/Shops in the building shall join forming and registering the society or a limited company or association or any for this purpose and from time to time sign and execute the application for registration and or membership and other papers and documents necessary for the formation and the registration of the society or Limited Company or Association or any other legal body and for becoming a member: including the bye-laws of the proposed society, limited Company or Association or any other legal body duly filled in and return to Builders within 15days of the same being forwarded by the Builder to the Purchaser so as to facilitate the formation and the registration of the society, Private limited Company or Association or any other legal body, On formation and registration of such society limited company or association or any other legal body, the right of The Purchaser of Flat Shall be recognized by such society, limited company or association or any other legal body under the bye laws adopted by it and shall be future subject to the provisions contained in the said agreement to lease and the lease deed to be granted by the Governing bodies/statutory bodies to the builder or its Nominee being such society, private limited, association or any other legal body.

31. Provided it does not in any way effect or prejudice the rights of the Purchaser/s in respect of the said Flat/Shop the Builders shall be at liberty to sell, assign otherwise deal with their right and interest in the said land and in the building to be constructed thereon.

32. Nothing Contained in this agreement is intended to be nor shall be constructed as a grant, demise or assignment in law of the said Flats or of the said land and Building or any part thereof the purchaser shall

have no claim save and expect in respect of the Flat here by agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, recreation spaces etc. will remain the property of the Builder until the said land and building is transferred to the society /Limited company as herein before Mentioned.

33. The purchaser/s and the person to whom the said Flats/Shop in let, Sublet, transferred, assigned or given possession of shall from time to time sign all applications, papers and documents and do all acts, deeds and things as the Builders and or the co-operative society and to the Limited Company and or the legal body as the case may be require for save guarding interest of the builders and or the other purchaser/s in the side Building .

34. The Purchaser/s and the person to whom the said Flats/shop is let, sub-let, transferred assigned or given possession of shall observe and perform all the rules and regulation terms and condition contained in this agreement and the bye- laws, which the co-operative society the limited company or the legal body at the time of registration may adopt for protection and maintenance of the said building and Flat/Shop there in and shall pay and contributed regularly and punctually towards the taxes or expenses or other outgoings in accordance with the terms and condition of this agreement.

35. The Flat Purchaser/s shall not be entitled to shall sell and/or transfer his right title interst and benefits under this agreement to any third party without obtaining no objection certificate form the Builders, the first party will issue such no objection certificate under the terms and conditions agreed in this agreement and on clearance from account department of the first party.

35.1 However second party agrees with first party to transfer the said property to the nominee of the second party shri.....S/O shriage.....dob.....address.....id no.....(type of id) relation with second party.....to the first party,in case of any event of causing death/partial disability etc. to second party , due to any unforeseen indicats, foe which first party shall not be held responsible for any claims arising out of disputes within family/legal heir(s)/anyone on such issues. And if in such case(s) any stay issued by any court of law, will be bounded with both parties.

36. The Builder Advocates and solicitors shall prepare and or apporve as the case may be document to be executed in pursuance of this agreement and Bye-Laws of the Co-operative society or the Memorandum and articles of Association for the limited company or legal body in the connection with the formation and registration of the co-operative society or in the Governing bodies of the limited company or legal body as the case may be. Their costs hall be borne and paid by the Purchaser/s proportionately.

37.The stamp duty and the registration charge as per the rates/criteria as determined by the concerned authorities from time to time, and other charge incidental to this agreement for sale shall be borne and paid wholly and exclusively by the purchaser/s only.

38.In case any deposit or money or any other charges are demanded by any authority for the purpose of giving water, electricity sewerage, drainage and/or any other security deposit for appropriate connection to the said building such deposit or money or any other charges shall be payable by the Purchaser/s in proportionate share and the Flat Purchaser/s agrees to pay on the demand to the Builder his/her/their share of deposit or money.

39.If any time, any development and/or betterment charges and or any other levy is demanded or sought to be recovered by the local authority, Government and/or any other public authority in respect of the said land and or building, the same shall be the responsibility of the purchaser/s of the said building and the same shall be borne and paid by all the purchaser/s in proportionate shares.

40.The Builders shall have right to make additions, alterations, raise floors or put additional structure as may be permitted by the Governing bodies/statutory bodies/local authority and other competent authorities.Such additions , alterations, structures and floors will be the sole property of the builder who will be entitled to dispose of the same in the way they choose and the Purchaser/s hereby consents to the same.

41. The common terrace of the building including the parapet wall shall always remain the property of the Builders and the Builders shall be entitled to display advertisement on the walls or the water tanks standing on the terrace and the Builders shall be exclusively entitled to the income that may be derived by display of the said advertisements. The agreement with the Purchaser/s of the said Flat/Shop in the said building shall be subject to the aforesaid right of the builder who shall be entitled to use the common terrace, including parapet wall and the wall and the water tank therein for any purpose including the display of advertisements and sign boards.

42. it is expressly agreed and confirmed by the Purchaser/s that the terrace/s which is attached to the flat/shop and other Purchaser/s will not, in any manner object to the Builders selling the Flat/Shop with an attached terrace/s with exclusive rights of said Purchaser/s to the said Purchaser/s to use the said terrace/s.

43.IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES here to that the terrace space in front of or adjacent to the terrace flats in said building, if any shall belong exclusively to the respective Purchaser of the terrace – flat and such terrace space are intended for exclusive use of the respective terrace Flat Purchaser. The said terrace shall not be enclosed by the Flats/Shop Purchaser till the permission in writing is obtained from the concerned local authority and the Builders or the Limited Company as the case may be.

44. The Purchaser/s shall maintain al his/her/their own cost the said Flat/Shop agreed to be Purchased by him/her/them in the same condition state and order in which it is delivered to him/her/them and shall abide by all bye-laws, rule and regulation of the Governing bodies/statutory bodies, Madhypradesh Electricity Board, Local authority and any other authority and local bodies, and shall attend to answer and responsible for all actions and violations of the conditions or Rules or Bye-laws and shall observe and perform all the terms and condition contained in this agreement.

45.The Purchaser/s hereby agree/s and bind to pay the stamp duty and registration charges pertaining to this agreement and also to bear and pay his/her/their proportionate contribution towards the stamp duty and registration charges that may have to be paid in respect of the lease deed/ deed of assignment to be executed by the Governing bodies/statutory bodies in favor of the co-operative society or limited company or any other legal body as may be formed by the purchaser/s herein and other purchaser/s of the premise in the said building. In case the Governing bodies/statutory bodies executes the deed of lease in favor of the builders then the builders shall execute the deed of assignment in favor of the society/limited company or any other legal body as aforesaid, in that event, the purchaser/s shall also be liable to pay the proportionate stamp duty and registration charges as payable as per the madhypradesh Stamp aAct 1958

and the Indian Registration Act respectively in respect of both the lease deed the deed of assignment/transfer.

46. It is expressly agreed by and between the parties hereto that not with standing anything herein contained, if any governing body/statutory bodies charges any additional premium and /or statutory and /or any other amount for the purpose of execution of this agreement in respect of the said land and the building to be constructed/constructed thereon in favor of the cooperative society or limited company or legal body or if such deed is already executed in favor of the Builders and if any premium stamp duty payable, if any, on it or any other amount is required to be paid to the Governing bodies/statutory bodies for the purpose of obtained the permission for execution of the deed of assignment/transfer by the builders in the respect of the said land the building constructed/ to be constructed thereon in favor of such co-operative society, or any other legal body then such premium or the amount shall be borne and paid by the purchaser proportionately. In order to enable such co-operative society or limited company or any other legal body. To pay any premium and/or any other amount that may be demanded by the govt. as aforesaid, the purchaser/s here by agrees and binds himself/herself/themselves to pay to such Co-operative Society or Limited company or any other legal body his/her/their share in such premium and or amount payable to the Governing bodies/statutory bodies in proportion of the area of the flat/shop and other premises in the building.

47. The purchaser/s hereby covenants to keep Flat/shop , Walls sewerage, Drainage, pipes and appurtenances thereon in good condition and in particular so as to the support shelter and protect the part of the building other than his/her/their own.

48. On insurance of the building of otherwise the purchaser/s shall not do or permit to be done any act or thing which may render void or voidable any insurance of any flat/shop in or of the said building or any part hereof or cause any increase in premium to be payable in respect thereof.

49. The purchaser/s shall at no time demand partition of his/her/their interest of said flat/shop in the building. It is being hereby agreed and declared by the parties hereto that the interest in the said premises in favor of the purchaser/s

50. The builders shall not be liable to pay any maintenance or common expenses in respect of the unsold premises in the said building, The builders shall however bear and pay the service charges payable to the Governing bodies/statutory bodies in respect of the unsold premises in the said building.

51. The purchaser/s undertakes to pay increase in taxes, water charges, insurance and such other levies, if any, which are imposed by the Governing bodies/statutory bodies/Local Authorities.

52. The purchaser/s hereby gives his/her their express consent to the Builders to raise any loan against the said land and or the said building under construction and the Mortgage the same with any a bank or banks or any other financial Institution/s or any other party. This consent is on the express understanding that any such loan liability shall be cleared by the Builders at their own expenses on or before the formation and registration of the Co-Operative Society/ Limited Company or such other legal body

53. The Builders shall not be bound to carry out any extra additional work for the Purchaser/ without there being a written acceptance by the builders to carry to the said additional work forth purchaser/s

(which again shall be at the sole discretion of the Builders) If the builders have agreed to do any additional extra work for the Purchaser/s the purchaser/shall deposit the amount within seven days from the date when the builders inform the purchaser/s the estimated cost for carrying-out the said additional extra work. If the Purchaser/s fails to deposit the estimated cost for carrying out the said additional extra work then the Builders shall not be liable to carry out the additional/extra work in the premises of The purchaser/s.

54. All notices to be served on the purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the purchaser/s by registered post or under certificate of posting at his/her/their address specified below:

.....
.....

55. The purchaser/s shall lodge this Agreement with the concerned Sub registrar of Assurances and intimate to the Builders within 7 days, The Number under which the Agreement is lodged for registration and such other particulars of lodgment.

56. This Agreement shall always be subject to the terms and of the said Agreement to lease and also the lease to be granted by the Governing bodies/statutory bodies and the rules and regulations, if any made by the Governing bodies/Statutory bodies and/ or the government of Madhya Pradesh, and or other authority.

57. Further any requirement of amendments to this agreement second party agrees to comply to policies made by first party to time to time, same shall be a part of this agreement in the form of annexure(s).

58. IN WITNESS WHEREOF the parties hereto have hereunto set and subscribe the hands and seal on the day month and year first above written date hereinafter.

d) The Purchaser shall ensure proper segregation and storage of household waste in two separate bins containers for storage of food waste, bio –degradable and recyclable waste.

e)The Purchaser shall abide by the instruction as may be issued from time to time by the Builders till the formation and registration of a co-op Housing society limited company or any other legal body as the case may be and upon formation and registration for such Co-op Housing Society /limited company any other legal body in relation to disposal of solid waste management in the light of the directives issued by the Hon'ble Supreme Court.

FIRST SCHEDULE

THE DESCRIPTION OF THE PROPERTY

All the piece and parcel of land known as land kashra number Rakba.... Hector, Hoshangabad Patwari Halka No. And ward number .. Near Swayambaram garden, Malakhedi Hoshangabad, Madhya Pradesh contains by admeasurements about decimal or thereabouts nad bounded as follows:

- a) On or toward the North by road afert which land belonging.....
- b) On or towards the South By land Belonging to
- c) On or towards the East By land owned by
- d) On or towards the West By land owned by

Falling within the Jurisdiction of Registration District Hoshangabad Madhya Pradesh

SECOND SCHEDULE

SPECIFICATIONS AND AMENITIES.

Structure	: Earthquake Resistant RCC Framed
Walls	: Brick Masonry with cement plasters finish
Flooring	: 2*2 (600mm*600mm) Vitrified tile in Drawing cum dining, Bedrooms and all other open spaces and toilets
Toilets	: Vitrified tiles up to 7ft and C.P Fittings, geyser power points in toilet With CP and sanitary fittings (Jaguar or Equivalent company)
Kitchen	: Morble top, marbles/ red stone partition with SS sink with glazed titles dado up to 2 Ft from platform, wall mixer for sink with geyser plumbing and power points.
Door	: Factory made flush doors with dewas section frame with laminates in in drawing room and Bedrooms with attractive laminated Main Door with mortise and SS Door fitings. Factory made PVC doors in bathroom and wash Area.
Window	: 2 Track section sliding windows
Water Supply	: CPVC Concealed water lines with RCC overhead water tank and separate tank for treated water form STP
Electrification	: Concealed ISI copper wiring with Modular switches, MCBs, with inverter fitting.

Painting

: External walls finished with weather proof acrylic paint and internal wall with oil bound distemper, enamel paints on steel.

Description of Common/Limited areas and facilities

Each building to have lift with common generator back up

Witness

1)
.....
.....

For, Riverland Buildcon Pvt Ltd
Director

2)
.....
.....

Second Party

