



CSN Rameshwaram

FactSheet

More information

CSN DEVELOPERS PVT. LTD., incorporated under the Companies Act, 1956, having the Companies Act, 1956 (No. 1 of 1956), having its Registered Office at 127, N. S. Road, 4th Floor, Kolkata – I, and Corporate Office at R. Road, Bistupur, P.S. Bistupur, Town Jamshedpur, District East Singhbhum, and State of Jharkhand, represented by its one of the Director Mr. DHIRENDRA PRASAD son of Late. R. Prasad, resident of Plot No. 203, Rameshwari Kunj, Kalpanapuri, P.S. Adityapur, District Seraikela Kharsawan, both by Faith Hindu, by Nationality Indian, by Occupation Business, both are duly constituted attorneys of Mrs. CHANDRA KANTA GUPTA wife of Late Rameshwar Prasad Sah, & Others, By Faith Hindu, By Nationality Indian, Resident beside MA/20, New Housing Colony, Adityapur, P.S. Adityapur, District Seraikela Kharsawan, State Jharkhand, by virtue of a registered General Power of Attorney Deed No. IV 284Dt: 27/02/2013, registered at District Sub Registry Office, Jamshedpur. Hereinafter called the First Party/ Builder/ Developer (which expression shall unless excluded by or repugnant to the context, mean and include its/her legal heirs, successors, administrators, legal representatives, nominees, and assigns) of the First Part.

SPECIFICATION

1. Structure : R.C.C. framed structure with first class brick work as Designed By consultant.
2. Masonry : External wall-9" thick, internal wall-5" thick 12mm thick Plaster.
3. Wall finish : Internal wall to be plastered with cement mortar and finished with P.O.P. coating. External wall be finished with snowcem Equivalent paint.
4. Doors : M.S door frame with 32mm thick commercial water proof flush door painted with synthetic enamel over a coat of primer, main door frame will be wooden.



5. Windows : Aluminium windows with M.S grills.
6. Flooring : Vitrified tiles finishing in drawing/dining & all bedrooms and Balconies.
7. Toilet-Walls : Ceramic tiles dado up to 5inch height.
Flooring : Ceramic tiles.
Fittings : A wash basin, mirror, towel rod, soap dish & cold water supply System with CP fittings of standard make.

Geyser point : One electrical & plumbing point with hot & cold water supply with wall mixture in master bedroom toilet.

9. Electrical : Electric supply will be from JUSCO/J.S.E.B along with and D.G set all electrical wiring will be concealed conduits with copper wires and standard fittings. Provision and destruction of light electrical point for A.C in master bedroom.

11. Lift : 5 Person ca



The Second Party is paying a sum of Rs _____/- (Rupee _____) only, as and advance by Cheque / Cash, at the time of signing of this agreement and the balance consideration amount will be paid as per payment schedule more particularly described there only from the date of signing of this agreement for sale.

- That the price of the flat is based on the prevailing i.e. cost of construction shall not be affected with increase in market rate. It shall be fixed.
- That the allotment of the flat shall be subject to acceptance and confirmation in writing by the 1st party. More application with deposit of booking and or earnest money shall not entitle applicant / 2nd party to allotment of property.
- That the choice of property / flat shall on first come first serve basis, the allotment made by the first party shall be binding on the allotted member.
- That the multistoried building shall be constructed in accordance with the plans and design sanctioned by the appropriate authorities and if for any reason, any changes are required to be made by the order of the sanctioning authority or by the architect or builder / first party resulting in increase or reduction in the built up area or any change in the shape or location of property, then no claim monetary or otherwise will be raised or accepted, the rate @Rs/- _____ (Rupee _____) only per sq.ft. will be applicable on such change in area.
- That the first party / builder and promoter shall complete the construction of such flat so booked within __ months from the date of this agreement subject to availability of raw material like cement, steel bricks, stones etc. First party shall not be liable for delay due to unavoidable circumstance including the cause of act of god or natural calamities. If there is any loss or damage during the construction period due to natural calamities the builder and promoter / first party shall not be liable to pay or compensate any damage or loss to the Second party.
- That the timely payment of instalment is the essence of this agreement. It shall be incumbent on the including allottee(s) Second party to comply with terms of payment and the other conditions of sale. In case the Second party fails to pay the instalment in schedule time within (30 days) to first party on that event it be deemed as default on the part of the Second party and in that event the right / claim of the Second party shall be forfeited and agreement if any cease to have any effect in the eye of law.
- That no interest shall payable on the deposit or any payment to be made by the Second party, but in case the Second party fails to perform the terms of this agreement the first party shall charge interest @ 24% of their investment.

- That the Second party shall pay all nominal charges such as technical, legal and maintenance etc, as may be decided by the first party and the registration charges shall also be borne by the Second party along with the service taxes or other taxes imposed by the Govt.
- That in case of default in payment or any instalment the Second party will have to pay interest at the rate of 24% per month to the first party.
- That under no circumstances the propose flat shall be delivered to the Second party unless all payment is paid required to be under this agreement.
- That the Second party shall pay the extra charges for extra work for any addition, alteration, design, fittings, other than the specification attached herewith in schedule 'C'.
- That on receipt of full payment the first party handover the Second party for his / her / their occupation and on getting possession of the flat the Second party pay out of his / her / their own cost shall maintain and mange the same and shall pay proportionate ground rent, municipal charges, other service to the complex authorized.
- That the Second party shall have no right to cause any obstruction or hindrance to the first party during the period construction or repair of the flats of the building.
- That the first party shall use all standard material, fittings etc. as per specification for the construction of the proposed building.
- That the first party will do and perform all work for the completion of the building and proposed flat and the building along with site development as may be necessary and the Second party shall not be responsible to make any additional payment for such work.
- That the Second party shall not demolish or cause to be demolished the said flat or any thereof nor shall make any alteration or modification in such manner so as damage or injure the neighbouring flat and shall not change the basis construction of the flat and building.
- That the Second party shall use the premises for residential purpose but shall not convert the flat into industrial or animal husbandry.
- That the Second party has entered into this contract / agreement along with the first party with full knowledge and subject to all laws, notification and rule of the authorized as per enforced and applicable to this area and as may be amended from time to time.

- That the first party owner or any buyer/s including the Second party shall not encroached or trespass or **block** the common passage, stairs, etc. same remain open for the free movement of all owners and occupants of the complex.
- That the flat owner hereby convents to keep the said flat as well as the partitions wall, drains pipes in good tenable and habitable conditions and in particulars so as to support shelter and protect all the parts of the said multistoried building.
- That the roof right of the open space of complex shall be legally under the right of the first party.
- That the agreement shall always be subject to the provisions of the law and act of any modification, amendment or re-enactment thereof for the time being in force.
- That the flat owner shall have right to inspect or verify the construction during the period of construction provided with the prior knowledge and consent of the first party.
- That after completion of the multistoried building and no due certificate from the first party to the respective purchasers as well as after the clearance of owner's share as per agreement dt., the first party and attorney of the landlords will jointly execute the registered sale deed of the flat along with proportionate undivided share of land to the respective purchasers and in all matters relating to the project of specification disputes and registration of the Jamshedpur court alone shall have its jurisdiction.
- That the space for car / scooter parking may be delivered to the interested flat owners on the basis of first come first serve.
- That the court having original jurisdiction in the town of Jamshedpur alone shall have jurisdiction in all matters relating to or arising out of this agreement.
- This Buyer's Agreement is made in two set.