

AGREEMENT FOR SALE

This Agreement for sale entered into at **COIMBATORE ON 27th DAY OF DECEMBER, 2024 (27.12.2024)**

BY AND BETWEEN

Mr. R. PANEERSELVAM, (PAN: AFVPP7902G) (Mob. No: 99422 12240) Son of Mr. Rathinam, residing at No. 7, New No.43, Ramakrishnapuram, Ponniyarajapuram, Coimbatore South, Coimbatore – 641001, represented by his Power of Attorney through document No. 4096/2024 registered at Gandhipuram Sub Registrar office on 10th April

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2024, hereinafter referred to as “**Vendor**” which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, successors-in-interest and permitted assignees represented by his Power of Attorney through Document Number 4096/2024 registered at Gandhipuram Sub Registrar Office, **M/s. UNITD LIVING SPACE**, a Partnership Company incorporated under the Indian Partnership Act, 1932 having its registered office at No.496, B-13, 1st Floor, GRAND CAG CENTRAL, Avinashi Road, Nava India, Coimbatore – 641004, represented by its Authorized Signatory through Resolution Letter dated 21-06-2024, **Mr. Yogeshwaran Ravi**, (PAN: ABDPY5140P), (Mob No. 8925810095) Son of Mr. Ravi,

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residing at Door No. A305, XS Real Courtyard Phase 1, Avinashi Road, Neelambur, Coimbatore – 641062. (Hereinafter referred to as the “**PROMOTER**” which expression shall, wherever the context so requires and admits, mean and include its successors-in-title and assigns);

AND

Mr. Nisshanth Subramanian (Aadhar No: 9928 4123 0313) (PAN: BNIPN7667J) (Mob No: 99445 87358) son of Mr. Subramanian residing at 81, Puliampatti Road, Nambiyur, Gobichettipalayam, Erode - 638458. Herein after called the “**ALLOTTEE**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees).

The Promoter and the Allottee shall hereinafter be either collectively referred to as “Parties” and/ or individually as “Party”.

WITNESSES AS FOLLOWS:

Whereas **Mr. R. PANEERSELVAM** is the absolute owner having well and sufficiently entitled to, all that piece and parcel of immovable property in Patta No.2790, S. F. No. 488/1, 2.14½ acres at Chinnavedampatty Village, Coimbatore North, Coimbatore, in the jurisdiction of office of the Sub-Registrar, Gandhipuram by virtue of **Sale Deed Doc. No.6037/2018** registered on 05.07.2018, such document is referred to as “Title Deed” (“Schedule “A” Property”).

WHEREAS the **Mr. R. PANEERSELVAM**, the land owner and the Promoter herein entered into an agreement for the development of the Schedule “A” Property into

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residential apartments vide Joint Development Agreement dated July 01, 2022 (“Project”). The Project will consist of the Building, amenities and facilities as set out in Schedule D hereto.

WHEREAS in the said Building on the Schedule “A” Property, there will be common amenities and facilities as set out in Schedule D hereto, which are to be enjoyed in common by the apartment owners in the Building;

WHEREAS the Allottee being desirous to own—an Apartment in the Building has offered to purchase 525 square feet of undivided share in the Schedule “A” Property from the Vendor, and engage the Promoter to construct an apartment as per the scheme formulated by the Promoter. Such undivided share in the Schedule “A” Property and the **3BHK** Apartment bearing No. **A101** on the **1st Floor** in **A Block** in the Building known as "**Unitd-49**" having a Super built-up area of **1172 Sq.ft.** with **856 Sq.ft.** of carpet area and **216 Sq.ft.** proportionate share of common areas together with **Single Covered Car Parking** Space in the Building, which are more fully set out in Schedule “B” shall together be called Schedule “B” Property;

Whereas Building plan permission from Asst. Director, DTCP, Coimbatore vide Approval No. **B.P/DTCP No.221 /2023** dated 20.01.2024 and Coimbatore Corporation Approval vide Building License No. **162/BL/2024/04/003/00957** dated 05.04.2024, have been received for the above property.

WHEREAS the Promoter has registered the Project under the provisions of Real Estate (Regulation and Development) Act, 2016, the Real Estate (Regulation and Development) Removal of Difficulties Order, 2016 and the Real Estate (Regulation and Development) Rules, 2017 (“**the Act**”) with the Tamilnadu Real Estate Regulatory Authority at Chennai on 31.05.2024 under registration No **TN/11/Building/0382/2024;**

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WHEREAS the Allottee/s has scrutinized the copy of the Title Deed with regards to the Schedule "A" Property and after being satisfied with the title of the Vendor in the Schedule "A" Property, the Scheme formulated by the Promoter for development of the Schedule "A" Property and the sanctioned plan, has agreed to join the Scheme. The Promoter and Vendor have agreed to transfer the Schedule "B" Property in favour of the Allottee subject to the terms recorded hereunder.

The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Vendor and Promoter, as the case may be, regarding the Schedule "A" Property on which Project is to be developed have been completed; and the Parties have decided to reduce the terms and conditions mutually agreed upon into writing through these presents.

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

The Promoter, Vendor and the Allottee mutually agree and covenant as follows:

1. The Promoter agrees to transfer and convey Schedule "B" Property hereunder in favour of the Allottee for a sum of **Rs.56,19,828/- (Rupees Fifty Six Lakhs Nineteen Thousand Eight Hundred and Twenty Eight Only)** ('**Consideration**') to be paid by the Allottee as per the schedule of payment mentioned in Schedule C hereunder. The Promoter will issue regular correspondence to the Allottee regarding dates by which such payments are due, by giving written notice of not less than 30 days. The Allottee hereby covenants and agrees that the Consideration is based on mutual negotiations between the Allottee and the Promoter and after considering cost factors, input credits and GST benefit as on date of the application for allotment of the Schedule 'B' Property. The Allottee has duly agreed to this Consideration and covenants that the Allottee shall not contest the Promoter with respect to the Consideration.

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2. The Consideration includes the following:

S. No.	Details	Amount
1.	Infra & Other Charges	Rs. 4,00,000
2.	Corpus Fund	Rs. 35,000
3.	GST	Rs. 2,65,944

3. A sum of **Rs.35,000/- (Rupees Thirty Five Thousand only)**, included in the Consideration, will be collected from the Allottee towards corpus fund, to be utilized for major expenditure in maintenance of the Building and other infrastructural facilities and amenities in the Project. The Promoter shall use the Maintenance Charges and the notional interest earned on the Corpus Fund amount based on the interest given by any Nationalized Bank for an annual deposit for maintenance of the Building and all the common amenities and facilities set out in Schedule D hereto for the first year from the date of Occupancy certificate or from the date of handing over of the Schedule “B” Apartment to the Second Party, whichever is earlier and on handing over of the maintenance of the Building to the Association/society, the Promoter shall transfer this amount after deducting any expenses incurred, for the purpose of maintenance of the buildings; without interest to the agency to be appointed by them or the Association / Society to be formed by future owners of the Building. If the association does not take over the maintenance of the Building, the Allottee will pay maintenance charges of the Schedule “B” Property to the Promoter as decided by the Promoter failing which the Promoter is entitled to deduct maintenance charges from the Corpus Fund and the interest earned thereon.

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4. The Allottee has paid a sum of **Rs.6,66,953/- (Rupees Six Lakhs Sixty Six Thousand Nine Hundred and Fifty Three only)**, to the Promoter as booking amount at the time of allotment of the Apartment. The Allottee shall pay the balance consideration amount as per the schedule of payments detailed in the Schedule – ‘C’ hereunder;
5. The Vendor and Promoter doth hereby covenant with the Allottee that the Schedule “B” Property agreed to be conveyed and transferred by the Vendor and Promoter to the Allottee is free from all encumbrances and defects in title and that the Vendor and Promoter have full and absolute power to convey and transfer Schedule “B” Property.
6. The Allottee, without the prior written consent of Promoter, shall not have the right in any way to assign or transfer the interest under this Agreement at any time before registration of sale deed for the Schedule 'B' Property.
7. That the Promoter hereby further covenant with the Allottee that the Promoter shall not encumber, create a charge over or otherwise deal with the property described in the Schedule 'B' hereunder or any part thereof in a manner contrary to the terms of this Agreement. Neither the Vendor nor the Promoter hereto shall enter into any agreement in respect of the property described in Schedule 'B' hereunder with any other person/s during the subsistence of this Agreement.
8. That all payments to be paid under this Agreement by the Allottee to the Promoter, apart from any loan amounts, shall be paid directly by the Allottee to the Promoter. Any loan amount/s availed by the Allottee, shall be directly disbursed / released by the bank / financial institution to the Promoter and the same shall be treated as payments made on behalf of the Allottee. Notwithstanding whether the loan is obtained or not, the Allottee

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shall still be liable to pay to the Promoter on the due dates the relevant installments and all other sums due under this Agreement and in the event, if there is any delay and or default is made in payment of such amount/s, the Allottee shall be liable for the consequences including payment of delayed payment charges @12% per annum for the delayed period on the outstanding payment as provided in this Agreement.

9. The Promoter agrees to deliver the Schedule "B" Property by **July 2026** subject to a grace period of 6 months which shall include any period of delays caused by force majeure. In case of any delay beyond July 2026, the Promoter will inform the Allottee of such delay in writing with adequate reasons, and provide a new date for handover. The Schedule "B" Property has been constructed including the specifications mentioned in the Schedule D hereunder. The Parties agree that delivery of the Schedule "B" Property is subject to any Force Majeure event. Force Majeure event means and includes war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of real estate projects in Coimbatore. The Parties hereto agree and confirm that the execution and registration of the Sale Deed envisaged for conveyance of the Schedule "B" Property to the Allottee shall be completed only on receipt of 95% of monies due from the Allottee to the Promoter under this Agreement.

10. Other than the Force Majeure clause, if the Allottee is not provided the possession to the Schedule "B" Property by July 2026 or the extension sought by the Promoter in writing, the Allottee is entitled to stop making further payments to Promoter, and he/she shall be paid compensation at Rs. 10/sq.ft of the agreed upon built-up area of the apartment/ per month, for every month of delay till the handing over of the possession of the Schedule "B" Property.

11. The Allottee shall come forward for registration of this Agreement, at the request of the Promoter and all stamp duty, registration charges, legal expenses and all other miscellaneous and incidental expenses for registration of the sale deed in future, including additional stamp duty, if any, registration fee or any other charges that may be demanded by the appropriate authority present and future shall be borne to by the Allottee.

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12. In the event of the Allottee failing to pay the Consideration in the manner provided in Schedule C or cancel/withdraw from the Project except due to the default of the Promoter or having obtained a release from the Promoter, then the Promoter at their discretion after due written notice of 15 days to the Allottee is entitled to cancel this Agreement and re-allot Schedule B Property to another party and the Allottee shall thereafter have no right, interest or claim over Schedule “B” Property. Consequent to such termination, subject to a deduction of 10% of the paidup Consideration, the Promoter shall refund the monies collected from the Allottee within 60 days of such Cancellation, without interest.

13. That the Promoter shall pay land taxes (if applicable), levies, rents, public charges and other payable in respect of the property described in Schedule ‘B’ Property hereunder unto the date of Registration of the sale deed or delivery of possession of the Schedule “B” Property to the Allottee, whichever is earlier. The Allottee shall be liable to pay the said taxes, rates, levies, etc., from the date of registration of Sale Deed or delivery of possession of the Schedule “B” Property to the Allottee, whichever is earlier.

14. That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post/ e-mail/ courier at their respective addresses specified below:

Allottees Name & Address

Mr. Nisshanth Subramanian

81, Puliampatti Road, Nambiyur, Gobichettipalayam,
Erode – 638458.

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Promoter Name & Address**M/s. UNITD LIVING SPACE,**No.496, B-13, 1st Floor,

GRAND CAG CENTRAL, Avinashi Road, Nava India,

Coimbatore-641004.

It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be

15. That in case there are joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

16. The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottee in not making payments as per Schedule C including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottees.

17. Failure on the part of the Promoter to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

18. If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other

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applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

19. This Agreement may only be amended through written consent of the Parties.

20. 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.

21. In case of Cheque or Demand Draft payable outside Coimbatore Jurisdiction, collection charges will be debited to the Allottee/s's account and credit for the payment made will be given on actual credit of the amount from the bank.

22. GST to be levied on Sale consideration paid in respect of the Schedule "B" Apartment or on the transaction as set out herein as applicable from time to time shall be borne by the Allottee/s irrespective of whether the tax is levied by the Central Government or State Government or any other statutory authority entitled to levy such kind of tax. The statutory payments made are not refundable in case of termination of this Agreement for any reason.

23. The sale of the undivided share is to enable the Allottee/s to own the Schedule "B" Property in terms of the Scheme for development of the Schedule "A" Property and the Allottee/s shall not be entitled seek partition or division or separate possession in respect of any portion of the Schedule "A" Property under any circumstances.

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24. That the PROMOTER will convey to the Allottee/s the Schedule "B" Property only against the receipt of Consideration i.e. all amounts set out in Schedule C. The Allottee/s shall be entitled to the rights enumerated in the Schedule "D" hereto in regard to the Schedule "B" Property and the enjoyment of the ground, common areas and other matters connected therewith and the terms therein are part and parcel of this Agreement;

25. That at the time of sale deed conveying the Schedule "B" Property in favour of the Allottee/s such sale shall be free from attachments, encumbrances, Court or acquisition proceedings or charges or any kind;

26. That the VENDOR is the absolute owner of the Schedule "A" Property and that their title thereto is good, marketable and subsisting and they have the power to convey the same;

27. That the VENDOR and the Promoter agree to do and execute all acts, deeds and things, as may be required by the Allottee/s, for more fully and perfectly assuring the title of the Allottee/s to the undivided share in the Schedule "A" Property and the Schedule "B" Property;

28. That the VENDOR and the Promoter will not convey to any other person, any interest in the Schedule "A" Property without incorporating the covenants and stipulations as are agreed to and undertaken as between the VENDOR and the Allottee/s as per this Agreement;

29. The original documents of title will be delivered to the Association/Society/Condominium of Owners after the Association is formed and registered and the entire Building is completed.

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30. That the Allottee/s shall not be entitled to claim conveyance under this Agreement for his/her/their/its undivided share in the Schedule "A" Property until the Allottee/s fulfils and performs all his/her/their/its obligations and completes all payments under this Agreement;

31. That the Allottee/s has entered into this Agreement after being satisfied with the copies of the Title Deed of the Schedule "A" Property and the rights of the VENDOR and Promoter regarding the Schedule "A" Property;

32. The Allottee/s will also not interfere in the rights of any other apartment owner's car parking;

33. The Schedule "A" Property will be held by all the apartment owners as co- owners each having an undivided share therein as per the terms and conditions of the deed of conveyance that would be executed. All the common areas used in common by all the apartment owners will belong to all the apartment owners to be used by them jointly and in common and none of the apartment owners shall place any obstructions or store or keep any articles in the common areas.

34. The Allottee/s undertakes that they shall not hinder or prevent the progress of the construction of the building or any part thereof in any manner and under take that they shall not raise any objection on whatsoever ground including dust, noise, pollution, nuisance or annoyance that may be caused due to such construction nor they will hinder the use of the specified Car Parking Areas allotted specifically to the other Allottee/s;

35. That the Allottee/s confirms and declares that the Allottee/s shall be bound by the Deed of Declaration and the rules and regulation governing the association of owners of the apartment and the Allottee/s shall become member of such association as and when formed for the maintenance of common area of the Schedule "A" Property and Building;

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36. The Allottee/s covenants that the Allottee/s shall comply with all the rules and regulation pertaining to electrical installations, lifts, generators, fire safety equipment and services, pollution control and general safety equipment and services of the building, as may be prescribed by the statutory authority and/or the association of owners. The Allottee/s shall with the other owners of the apartment take over the building and the maintenance thereof.

37. The Allottee/s along with the other apartment owners in the building shall at all times ensure that all necessary certificates, licenses, permit, permissions, and insurance are renewed and kept valid and subsisting.

38. After the maintenance of the buildings are handed over to the Association that has been formed, the VENDOR and or the Promoter shall not be responsible for any consequence or liability on account of failure, negligence, act or omission, obstruction, alteration, modification, restraint or improper use by any or all the owners, service providers or their agents with regards to the fire equipment, fire protection systems, their supporting equipment, pollution control and other general safety equipment, related facilities and services or failure to maintain and keep in currency all the annual maintenance contracts, certificates, licenses, permits, permissions, insurances as provided in the above Clauses. The Allottee/s shall ensure that periodical inspections of all such equipment and facilities are made by them so as to ensure proper functioning of all such equipment.

39. The Allottee/s shall not in any manner obstruct or cause obstruction to any of the entries or exits of the building or obstruct any open place meant to be retained as open place or obstruct free movement of vehicles including fire tenders, and such other vehicles required to ensure maintenance, safety and statutory compliance.

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40. That the Allottee/s shall be entitled to the rights and bound by the obligations imposed upon the Allottee/s by the VENDOR and the Promoter under this Agreement and rules, regulation and bye laws of the “Owners Association”.

41. That the Allottee/s shall regularly pay the charges for the maintenance of all the common amenities and facilities provided in the Building;

42. The Club house is a common facility and the Club house will belong to the association of owners. The Club house will be managed by the Promoter till formation of Association of Owners and thereafter it will be handed over to the Association of Owners who will pay for the management of the club house. The Allottee/s will be entitled to be the member of the said clubhouse, by virtue of the Allottee being the Allottee and in occupation of the Schedule “B” Property. The membership shall be subject to the Allottee/s complying with the rules and regulation of the club house.

43. **DEFECTS LIABILITY:**

The Promoter shall rectify any structural defects with respect to the Apartment as given in Schedule B (normal wear and tear is exempted), which shall not be as the result of any commission or omission of the Allottee, any damages caused due to the natural calamities or fire accidents, any willful or accidental damages caused, any damages caused due to tampering by the Allottee, any product that has been installed by the Promoter and brought to the notice of the Promoter within 12 months from the date of sale deed or handover of the Schedule “B” Property and thereafter, no claim shall be entertained against the Promoter in respect of any alleged defective work in the Apartment and/or Project under any circumstances. The above liability of the Promoter shall be restricted only to rectify / repair the above defects and any consequential damages will not be covered under this Agreement. Structural defects shall not include plastering

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hairline cracks. Third party warranty on products shall be governed by the terms and conditions provided by the manufacturer of the respective products.

44. The name of the residential apartment complex i.e. the building shall be called "**Unitd-49**" and the name of the building and the name of the wings shall not be changed under any circumstances save and except with the consent of the Promoter. The Promoter during the term of this Agreement will be entitled to change the name of the building and or the wings and those names shall not be changed.

45. All letters, receipts or notices issued by the VENDOR or the Promoter dispatched under Certificate of Posting to the address of the Allottee/s given in this Agreement will be sufficient proof of service thereof on the Allottee/s and shall effectually discharge the VENDOR from the obligations to issue any further notice.

46. The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory and the Vendor through his lawful attorney at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter, Vendor and the Allottee.

47. 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 within the Coimbatore Jurisdiction.

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SCHEDULE – A**DESCRIPTION OF PROPERTY**

In Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Chinna Vedampatti Village, in Patta No.2790, **S.F.No. 488/1**, Punjai Acres 4.29, In this, the Northern Portion measuring Punjai Acres 2.14 ½, with the following boundaries:

North of: Property of K.Rathinamani and K.Vishnu Priyan

South of: S.F.No. 487, 486

East of: 30 Feet Wide Cart Track in S.F. No. 165

West of: S.F.No. 530

And in this, Punjai Acres 2.14 ½ along with mamool cart track and pathway rights appurtenant to the said property.

Of the above property, an extent of land area of 0.15 Acre has been registered as Scheme Road to Coimbatore Corporation through **Doc. No 10164/2023** registered at Gandhipuram SRO. Remaining extent of land area 1.99 ½ Acre along with mamool pathway rights appurtenant to the property.

SCHEDULE - B

(Description of undivided share of land and the apartment hereby agreed to be conveyed to the Allottee)

525 Sq.ft of undivided share of land in the Schedule 'A' Property along with a 3BHK

Apartment bearing **No. A101**, on the **1st** Floor '**A**' Block in the Building known

As "**Unitd-49**" having a Super built-up area of **1172 Sq.ft.** including **856 Sq.ft.** of carpet area, and **216 Sq.ft.** of common areas and **SINGLE COVERED CAR PARKING** Slot in the Building.

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SCHEDULE - C

Schedule of payments to be paid by the Allottee to the Promoter for delivery of
SCHEDULE "B" PROPERTY:

U49 - Payment Schedule			
S.no	Stages	Percentage (%)	Amount (in Rs)
1	Booking Advance	10%	5,61,983
2	On Signing of Agreement	30%	16,85,948
3	On Completion of Foundation	15%	8,42,974
4	On Completion of Stilt Floor Roof Slab	5%	2,80,991
5	On Completion of First Floor Roof Slab	5%	2,80,991
6	On Completion of Second Floor Roof Slab	5%	2,80,991
7	On Completion of Third Floor Roof Slab	5%	2,80,991
8	On Completion of Fourth Floor Roof Slab	5%	2,80,991
9	On Completion of Fifth Floor Roof Slab	5%	2,80,991
10	On Completion of Brick Work & Plastering	10%	5,61,983
11	On Intimation to Handing over	5%	2,80,991
TOTAL		100%	56,19,828

Schedule- D**Specification of the Buildings****PROMOTER****ALLOTTEE**

UNITD - 49- SPECIFICATION		
SL.NO	CATEGORY	SPECIFICATION
1	Structure	RCC Framed Structure Stilt + 5 Floors
2	Concrete	M25 Grade for all Structural Elements except columns & M35 Grade Stilt & First Floor Columns
3	Steel	Fe 550 ISI Grade Steel
4	Cement	PPC Grade
5	Masonry Block	AAC Blocks
6	Internal Plastering	Gypsum Plaster for walls & Level plaster for ceiling
7	Painting	Internal - Dulux Professional Interior Sealer A700 Putty & Primer- 1 Coat , emulsion - 2 Coats External - Dulux Professional Exterior E900 Primer- 1 Coat , emulsion - 2 Coats hand rails and grills primer - 1 coat , enamel 2 coats
8	Floor Tiles	Vitrified Flooring tiles - 600 x 600 mm, Kitchen Top Granite
9	Toilet Wall Tiles	Ceramic Wall Tile - 450 x 300 mm, cera bond adhesive
10	Toilet Floor Tiles	Ceramic Antiskid Tile - 300 x 300 mm,cera bond adhesive
11	Lift	No of Lifts And Capacity 8 Passenger - 6 Nos 6 passenger - 3 Nos
12	UPVC	Window frame 100 mm with Grill, Ventilator 60 mm - provision for exhaust fan, Sliding door - 80 mm

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13	Doors	Shutter - Laminated Flush Door Frame – Hardwood
14	Electrical	Switches & Wires
15	Plumbing	Conduit pipes UPVC for cold water & CPVC for Hot water, PVC for Other common lines
		CP & Sanitary Fittings
Amenities provided for UNITD - 49 Project		
1	Multipurpose Turf & Party Lawn at Club House Terrace	
2	Eco STP, OHT & UG Sump	
3	EV Charging	
4	Solar Power for Common Areas	
5	DG Backup for Lifts	
6	CCTV Camera	
7	Children’s Play Area	
8	Indoor Games, Gym & Community Hall at Club House	

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IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR HANDS AND SIGNED THEIR NAMES ON THIS AGREEMENT ON 27th DAY OF DECEMBER, 2024.

WITNESS:

1.

2.

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