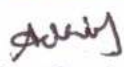


AGREEMENT FOR SALE WITHOUT POSSESSION

This Agreement made at Gandhinagar this..... day of, 2022,(the "Agreement")

BY AND BETWEEN

VENDOR/PROMOTER: AYUNAM BUILDERS PRIVATE LIMITED
FIRST PARTY (Earlier known as Apex Mechtronix (India) Private Limited) [PAN No. AAFC8212L], a A Company registered under the Companies Act, 1956 before Registrar of Companies at Ahmedabad, Gujarat, Dadra & Nagar Haveli, having its CIN No U45100GJ2006PTC048453 dated 13-06-2006 upon change of name registered on 19-03-2021 having its registered office at F/3, Siddhraj Zavod, Sargasan,
For, Ayunam Builders Pvt. Ltd.


Director/Authorized Signatory

Gandhinagar-382421 through its Authorized Signatory Mr. _____, aged about ____ years, Occupation: Business, having address at _____ hereinafter referred to as "the Promoter/Vendor", (which expression shall unless repugnant to the context or meaning thereof be deemed to include the said Promoter and its Director or Directors from time to time, the survivors or survivor of them and its legal representatives, administrators, successors and assigns) of the First Part.

AND

SECOND PARTY [1]
PURCHASERS/
ALLOTTEES

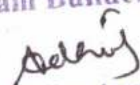
PAN NO.: [_____] , Aged adult,
AND

[2]

PAN NO.: [_____] , Aged adult,
Presently both are residing
at _____

Hereinafter in this Agreement for Sale collectively referred to as "the PURCHASERS/Second Party" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the said "PURCHASERS" and their heirs, legal representatives, successors and assigns) of the Second Part.

For, Ayunam Builders Pvt. Ltd.


Director/Authorized Signatory

WHEREAS:

- (A) The VENDOR herein is the absolute owner and is seized and possessed of and/or otherwise well and sufficiently entitled to all those pieces or parcels of Non-agricultural land bearing New Block No 769/002 (old Block No 418/3 and old Survey No 304/1/2-5) (Khata No 1370) admeasuring about 1493 sq.mtrs which is given Final Plot No 166/3 admeasuring about 970 sq.mtrs of Preliminary Town Planning Scheme GUDA No-7 (Sargasan-Kudasan-Por), situate, lying and being at Moje Por, Taluka Gandhinagar, in the Registration District of Gandhinagar and Sub District of Gandhinagar hereinafter referred to as the said "Project Land/Land" in this Agreement for Sale and is more particularly described in the SCHEDULE - I hereunder written.
- (B) That the VENDOR herein has purchased the said Project Land from its previous owner being Smt Sonalben d/o. Bachubhai w/o. Prakashbhai Baldevbhai Patel vide a sale deed dated 30-03-2021 registered before the Sub Registrar of Gandhinagar at serial no. 12005 on 30-03-2021. Mutation Entry to the said effect is made in the revenue record vide Entry No 9258 dated 09-04-2021.
- (C) That as per order bearing no. K.J.P/S.R./Gandhi/Re/626/2020-21 dated 02-07-2021 of District Inspector Land Records (DILR), Gandhinagar, Durasti of land bearing New Block No. 769 was carried out and Durasti Patrak No. 17 was issued. Accordingly area of land of New Block No 769 was fixed at 3005 sq.mtrs. Mutation Entry to the said effect was made in the revenue records vide Entry no. 9344 dated 02-07-2021.
- (D) Thereafter as per order bearing no. K.J.P/S.R./Gandhi/218/2020-21 dated 04-08-2021 of District Inspector Land Records (DILR), Gandhinagar, Durasti of land bearing New Block No. 769 was

carried out and Puravani Patrak No. 27 was issued. Mutation Entry to the said effect was made in the revenue records vide Entry no. 9380 dated 06-08-2021. The details of the Durasti are as under:

New Block No.	Area (as per Durasti) in sq. mtrs.	Owners
769/001	1512	Surendrabhai Mansinhbhai Chaudhary
769/002	1493	Ayunam Builders Private Limited [earlier known as Apex Mechtronix(India) Private Limited]
Total	3005sq.mtrs	

- (E) That pursuant to above sub division, the 7-12 form of land of Block No 769/002 got separated and its area is fixed at 1493sq.mtrs.
- (F) Pursuant to which, the VENDOR herein has been put in quiet, vacant and peaceful possession of the said Project Land.
- (G) That upon implementation of Preliminary Town Planning Scheme GUDA No-7 (Sargasan-Kudasan-Por), land bearing Block No 769 paiki admeasuring about 1493 sq.mtrs is given Final Plot No 166/3 and its area is fixed at 970 sq.mtrs
- (H) That N.A. Use permission for Multipurpose Use with respect to land bearing Final Plot No. 166/3 admeasuring about 970 sq. mtrs. (given in lieu of land of Block No 769 paiki admeasuring about 1493 sq.mtrs) of Preliminary Town Planning Scheme No. 7(Sargasan-Kudasan-Por). Mutation Entry to the said effect is made in the revenue record vide Entry No 8572 dated 12-02-2019.

(I) For, Ayunam Builders Pvt. Ltd.

Director/Authorized Signatory

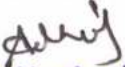
commercial building on the said Project Land sanctioned from the GandhinagarMunicipal Corporationand development permission dated 07-03-2022bearing reference no.P.R.M./ G.M.C/221/POR-07/10/2021/4359/2022have been issued in this regard.("Development Permission").

(J) That as per the said approved plan the VENDOR has commenced the construction of Commercial Project "GANDHINAGAR DOCTOR HOUSE" consisting of various commercial units. In the said Project "GANDHINAGAR DOCTOR HOUSE" there are various commercial units consisting of clinics and Shops of different areas. The said Project consist of 01 building with 01 Basement, Ground Floor + Hollowplinth, First Floor to Sixth Floor, Stair cabin/overhead water tank/Lift Machine Room. The construction detail is as per the Development Permission for sanctioned plan issued by designated authority attached herewith as ANNEXURE - A.

(K) That the VENDOR has registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the said "Act") and the Gujarat Real Estate (Regulation and Development) (General) Rules, 2017 (hereinafter referred to as the said "Rules") with the Gujarat Real Estate Regulatory Authority at Gandhinagar (hereinafter referred to as the said "Authority") and the said Authority has issued a Registration Certificate of Project dated _____ bearing reference no. _____. A copy of which annexed herewith vide ANNEXURE B.

(L) In the said Project known as "GANDHINAGAR DOCTOR HOUSE", the PURCHASERS herein have expressed their desire for purchasing a commercial unit being No ____ situated on the ____th Floor and the VENDOR has agreed to sell the property being

For, Ayunam Builders Pvt. Ltd.


Director/Authorized Signatory

commercial unit being No. _____ admeasuring _____ about sq. mtrs (Carpet area) (breakup as shown in the table below), situated on _____ Floor in the said Project "GANDHINAGAR DOCTOR HOUSE" together with undivided proportionate land admeasuring about _____ sq.mtrs in the Non-agricultural land bearing Final Plot No 166/3 of Preliminary T.P. Scheme No. 7(Sargasan-Kudasan-Por) admeasuring about 970 sq.mtrssituate, lying and being at Moje Por, Taluka Gandhinagar in the Registration District of Gandhinagar and in the Registration Gandhinagar and hereinafter referred to as the "said Property" in this Agreement for Sale and more particularly described in the SCHEDULE- II hereunder written. The detail of the carpet area (as per the said Act) of the said Property and other appurtenant areas (meant for exclusive use of the PURCHASER) to the said Property is as follows:

Unit/ No	Carpet Area (in Sq mtrs)	Exclusive Terrace Area (in Sq mtrs)	Total Area (in Sq mtrs)	Proportionate Undivided land (in Sq mtrs)

- (M) AND WHEREAS, prior to the execution of this Agreement for Sale, the VENDOR has given to the PURCHASERS copies of all the title documents relating to the Project Land, Title Certificate, 7-12 form, Form No 6, copies of sanctioned plans and development permission issued by the authority, copy of N. A. Use permission, copies of the plans, project specifications and such other documents as are specified under the said Act. The PURCHASERS have themselves and through their Advocates/ Consultants verified all details and documents and the PURCHASERS are fully satisfied about the right, title and interest of the VENDOR with respect to the said Project Land on which the Project "GANDHINAGAR DOCTOR HOUSE" is being constructed and regarding the permissions obtained by the VENDOR and in future the PURCHASERS shall not raise any

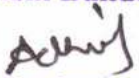
dispute/objection in respect of the same. The PURCHASERS have also verified the documents, plan, filed/uploaded by the VENDOR with the said Gujarat RERA Authority and is satisfied with the same. Plan herewith attached as Annexure - A.

- (N) The VENDOR and PURCHASERS have negotiated for the sale of the said Property belonging to the VENDOR and more particularly described in the Schedule II written hereunder and as a result thereof, the VENDOR has agreed to sell and the PURCHASERS has agreed to purchase the said Property on the terms and conditions appearing hereinafter.

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

1. RECITALS PART OF THE AGREEMENT:
The Parties hereby agree and confirm that all the recitals of this Agreement form and integral part of this Agreement and shall be read accordingly.
2. SALE AND PURCHASE OF SAID COMMERCIAL UNIT AND PAYMENT OF PURCHASE CONSIDERATION:
 - 2.1 The PURCHASERS are desirous of purchasing and acquiring from the VENDOR, on what is commonly known as 'ownership basis', the said Property, more particularly described in Schedule-II hereunder written being commercial unit No. _____ admeasuring about _____ sq. mtrs (Carpet area) (breakup as shown in the table below), situated on _____ Floor in the said Project "GANDHINAGAR DOCTOR HOUSE" together with proportionate undivided land admeasuring about _____ sq.mtrs in the Non-agricultural land bearing Final Plot No 166/3 of

For, Ayunam Builders Pvt. Ltd.


Director/Authorized Signatory

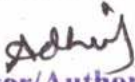
Preliminary T.P. Scheme No. 7 (Sargasan-Kudasan-Por) admeasuring about 970 sq.mtrssituate, lying and being at Moje-Por, Taluka Gandhinagar, District Gandhinagar and in the Registration Sub-District of Gandhinagar, more particularly described in the Schedule- II hereunder written. The detail of the carpet area (as per the said Act) of the said Property and other appurtenant areas (meant for exclusive use of the PURCHASERS) to the said Property is as follows:

Unit/ Shop No	Carpet Area (in Sq mtrs)	Exclusive Terrace Area (in Sq mtrs) (if applicable)	Total Area (in Sq mtrs)	Proportionate Undivided land (in Sq mtrs)

2.2 In consideration of the VENDOR, having agreed to sell and the PURCHASERS having agreed to purchase the said Property and the Attached area to the said Property, the PURCHASERS shall pay to the VENDOR a sum of Rs. _____/- (Rupees _____ Only) being the purchase consideration (hereinafter "the Purchase Consideration") which is calculated on the basis of the Carpet Area of the said Property and includes price for the said Attached Area meant for exclusive use of the PURCHASERS and proportionate price of the common areas and facilities of the said Project. The nature, extent and description of the common areas and facilities are more particularly described in the SCHEDULE - III annexed herewith.

2.3 The PURCHASERS have on or before the execution of this Agreement paid to the VENDOR, in the following manner, a sum of Rs. _____/- (Rupees _____ only) being the earnest money (hereinafter referred to as "Earnest Money"), the receipt whereof is hereby admitted and acknowledged by the VENDOR

For, Ayunam Builders Pvt. Ltd.


Director/Authorized Signatory

(subject to realization of cheque(s)) and of and from the same and every part thereof forever acquit, release and discharge the PURCHASERS:

Sr. No.	Amount (In Rupees)	Cheque/D.D. No./RTGS No./NEFT No.	Date	Bank Name and Branch
1.				
2.				
3.				
Total:				

- 2.4 The PURCHASERS hereby covenants and represents that they shall pay the balance amount of Purchase Consideration to the VENDOR in the following installments, time being the essence of this Agreement:

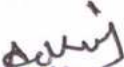
Sr. No.	Amount	Payable on or before:
1	Not exceeding 10% of the Total Purchase Consideration	Before execution of this Agreement for sale
2	Not exceeding 30% of the Total Purchase Consideration	upon execution of this Agreement
3	Not exceeding 45% of the Total Purchase Consideration	on completion of the Plinth of the building or wing in which the said Commercial unit is located.
4	Not exceeding 70% of the Total Purchase Consideration	on completion of the slabs including and stilts of the building or wing in which the said Commercial unit is located

For, Ayunam Builders Pvt. Ltd.


Director/Authorized Signatory

5	Not exceeding 75% of the Total Purchase Consideration	on completion of the walls, internal plaster, floorings doors and windows of the said Commercial unit.
6	Not exceeding 80% of the Total Purchase Consideration	on completion of the, staircases, lift wells, lobbies upto the floor level of the said Commercial unit.
7	Not exceeding 85% of the Total Purchase Consideration	on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Commercial unit is located.
8	Not exceeding 95% of the Total Purchase Consideration	on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Commercial unit is located.
9	Balance Amount	at the time of handing over of the possession of the Commercial unit to the Purchaser on or after receipt of

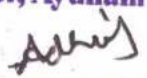
For, Ayunam Builders Pvt. Ltd.


Director/Authorized Signatory

		Building use Permission along with the Sanitary Fittings.
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- 2.5 It is agreed between the parties that the Purchase Consideration is exclusive of any taxes, levies, cesses, imposts or such charge, cost or outlays by whatever name called, charged, levied, imposed, and payable in respect of the said Property or howsoever arising from the transaction contemplated herein to any Government Authority. Any and all taxes, that is GST or any other taxes applicable from time to time, Stamp Duty, registration fees, or any tax, levy or imposts etc. arising from sale or transfer of the said Property to the PURCHASERS or the transaction contemplated herein shall be borne and paid by the PURCHASERS or reimbursed by the PURCHASERS within 7 days of demand raised by way of Notice by the VENDOR to the PURCHASERS.
- 2.6 The Purchase Consideration is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time or on account of any additional fixture/facility (other than standard fixtures provided by the VENDOR) demanded by the PURCHASERS in the said Property. The VENDOR undertakes and agrees that while raising a demand on the PURCHASER for increase in development charges, cost, or levies imposed by the competent authorities etc., the VENDOR shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the PURCHASERS, which shall only be applicable on subsequent payment.

For, Ayunam Builders Pvt. Ltd.


Director/Authorized Signatory

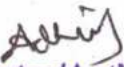
- 2.7 The PURCHASERS shall pay to the VENDOR the installments of Purchase Consideration mentioned herein above or any other dues under this Agreement on their respective due dates without demand being made. Provided further that in case the due date is to be reckoned with some event, then Purchase Consideration shall be payable by the PURCHASER within 7 days upon intimation/ Notice by the VENDOR of the occurrence of such event and the liability to pay such amount.
- 2.8 The PURCHASERS agrees that payment of the amounts by the PURCHASERS to the VENDOR under this Agreement are required to be paid on respective due date, the time being essence of contract and any default by the PURCHASERS in this regard shall entitle the VENDOR to enforce default remedies as set out hereunder.
- 2.9 The PURCHASERS authorizes the VENDOR to adjust/ appropriate all payments made by the PURCHASERS under any head(s) and in any order as the VENDOR may deem fit and proper against any outstanding dues of the PURCHASERS under this Agreement and the PURCHASERS shall not raise any dispute in this regard.
- 2.10 Any default by the PURCHASERS in payment of outgoing and taxes shall be default under this Agreement and entail the VENDOR to enforce default remedies as provided herein or seek the remedies under the said Act or under any other laws.
- 2.11 The VENDOR shall confirm the final carpet area of the Property that has been agreed to be purchased by the PURCHASERS after the construction of the Building or Block in which the Property is located is complete and the Building Use (BU) Permission is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of (3) three percent. If the variation in carpet area of said Property is more than (3) three

percent then the Purchase Consideration payable for the carpet area shall be recalculated upon confirmation by the PURCHASERS. If there is any reduction in the carpet area of more than (3) three percent, then VENDOR shall refund the excess money paid by PURCHASERS within 30 (thirty) days with annual interest at the rate of (6) six percent. If there is any increase in the carpet area of more than (3) three percent of the said Property then the VENDOR shall be entitled to demand additional amount from the PURCHASERS as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in this Agreement.

3. OTHER CHARGES PAYABLE BY THE PURCHASERS:

- 3.1 The VENDOR shall form a Society or Association or Company (hereinafter referred to as "Management Body") for the effective management and maintenance of the common areas and facilities to be provided in the said Project. The PURCHASERS herein along with other purchaser(s) of Property in the Project shall join in forming and registering the Management Body to be known by such name as the VENDOR may decide and for the PURCHASERS shall, for the purpose of formation of such Management Body, sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Management Body, including the bye-laws of the proposed Management Body and duly fill in, sign and return to the VENDOR within seven days of the same being forwarded by the VENDOR to the PURCHASERS, so as to enable the VENDOR to register the Management Body. No objection shall be taken by the PURCHASERS if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent

For, Ayunam Builders Pvt. Ltd.


Director/Authorized Signatory

Authority. The PURCHASERS further agrees that he shall observe and follow the rules and regulations of the Management Body from time to time and shall regularly pay the common expenses and maintenance charges every month as well as any lump sum amount as may be decided by the said management body for operation and maintenance of common facilities and amenities of the Project.

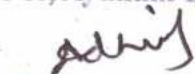
- 3.2 In addition to the Purchase Consideration mentioned hereinabove, the PURCHASERS shall also be liable to pay the following amount by way of charges or deposits to the Management body after receipt of B.U. Permission:

Sr. No.	Purpose	Amount (In Rupees)
1.	Towards Maintenance Deposit (Rs. 350 per sq. feet)	
2	Towards Advance Maintenance charges for (2) Two years @ Rs.11 per sq feet of Carpet area per month (i.e. _____ Carpet Area*24*11)	
Total:		

The PURCHASERS shall bear any GST or any tax payable on the abovementioned amount. The abovementioned Maintenance deposit and advance maintenance charges it to be paid to the Management body upon receipt of Building Use permission.

- 3.3 Over and above the amounts mentioned in this Agreement to be paid by the PURCHASER, the PURCHASER shall on or before delivery of possession of the said Property shall pay to the VENDOR or Management Body such proportionate share of the outgoings as may be determined by the VENDOR and which are not covered in any other provisions of this Agreement.

For, Ayunam Builders Pvt. Ltd.



Director/Authorized Signatory

3.4 The PURCHASERS shall, prior to the execution of Sale Deed, be liable to pay all Other Charges mentioned in clause 3 within 7 days upon intimation/Notice by the VENDOR of the liability to pay such amount.

4. POSSESSION AND CONVEYANCE DEED:

4.1 The VENDOR shall complete the Project on or before 31-12-2024 and obtain Building Use Permission and shall handover the possession of the said Property on or before 31-12-2024, subject to Force Majeure conditions.

4.2 "Force Majeure" shall mean any event or combination of events or circumstances beyond the control of the VENDOR which cannot (a) by the exercise of reasonable diligence or (b) despite the adoption of reasonable prevention and/or alternative measures, be prevented or caused to be prevented and which adversely affects the VENDOR'S ability to perform its obligations under this Agreement, which shall include but not be limited to:

- (i) Act of God e.g. fire, drought, flood, earthquake, epidemics, natural disasters; or
- (ii) Pandemics, any lockdown by order of the Government from time to time;
- (iii) Explosions or accidents, air crashes, act of terrorism; or
- (iv) Strikes or lock outs, industrial disputes; or
- (v) Non-availability of cement, steel or other construction material due to strikes of manufactures, suppliers, transporters, shortage of labour or other intermediaries or due to any reason whatsoever; or
- (vi) War and hostilities of war, riots, bandh or civil commotion; or
- (vii) The amendment in any law, rule or regulation or the issue of any injunction, court order or direction from any Government Authority that prevents or restricted VENDOR from

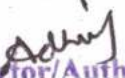
complying with any or all the terms and conditions as agreed under this Agreement; or

- (viii) Any legislation order or rule or regulation made or issued by the Govt. or any other authority or, if any competent authority(ies) refuses, delays withholds, denies the grant of necessary approvals for the said building / said Project or; if any matters, issues relating to such approvals, permissions, notices, notifications, by the competent authority(ies) become subject matter any suit / writ before a competent court or; for any reason whatsoever; or
- (ix) Any event or circumstances analogous to the foregoing.

4.3 Upon receipt of the Building Use Permission, the VENDOR shall deliver possession of said Unit on or before 31-12-2024, however prior to delivery of Possession, the VENDOR shall send a Notice to the PURCHASERS requiring him to make payment of all outstanding amounts payable under this Agreement within 7 days of receipt of Notice and upon such payment being made, the VENDOR shall handover possession of the said Property to the PURCHASERS simultaneously upon execution and registration of conveyance/sale deed of said Property in favour of the PURCHASERS.

4.4 The PURCHASERS shall take possession of the said Property within 15 days of the receipt of written notice from the VENDOR to the PURCHASERS intimating that the said Property is ready for use and occupancy. The PURCHASERS shall execute necessary sale/conveyance deed and other documentation as may be drafted by the VENDOR'S Advocate / Solicitor. In case the PURCHASERS fails to take possession within 15 days of the receipt of written notice from the VENDOR to the PURCHASERS intimating that the said Property is ready for use and occupancy, the PURCHASERS shall continue to be liable to pay maintenance charges, municipal taxes,

For, Ayunam Builders Pvt. Ltd.


Director/Authorized Signatory

proportionate land revenue, water taxes, electricity charges etc. as applicable.

- 4.5 It is agreed between the parties that in the conveyance deed/sale deed to be executed between the parties shall be as per the draft uploaded by the VENDOR on the website of the said Authority. The PURCHASERS have verified the said draft and is satisfied with the same. Additional terms and condition may be incorporated or the present terms and conditions may be modified as may be required as per the provisions of Real Estate (Regulation and Development) Act, 2016 or any other law for the time being in force or rules framed there under.

5. DELAY INTEREST AND TERMINATION:

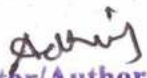
- 5.1 If the VENDOR fails to abide by the time schedule for completing the Project and handing over the said Property to the PURCHASERS, except in Force Majeure condition, then the VENDOR agrees to pay to the PURCHASERS, interest@ 9% per annum, on all the amounts paid by the PURCHASERS, for every month of delay, till the date of obtaining the Building Use Permission of the Project.
- 5.2 The PURCHASERS shall have a right to cancel this Agreement for Sale and withdraw from the Project if the VENDOR fails to complete the Project within the time limit mentioned hereinabove (except delay due to Force Majeure conditions) and only in such circumstance, the VENDOR shall repay all amounts paid by the PURCHASERS along with interest @ 9% per annum calculated from the date of receipt of each installment. Other than this the PURCHASERS shall not have any right to withdraw from or cancel this Agreement for sale.
- 5.3 If the PURCHASERS makes any delay in payment of any installment of Purchase Consideration and/or makes delay in payment of any

other amounts payable under this Agreement, then notwithstanding or without prejudice to the VENDOR'S right of termination of this Agreement, the PURCHASERS shall be liable to pay interest @ 9% per annum on all delayed payments from the date on which the amount became due and payable under this Agreement till the date it is actually paid. The VENDOR shall, under such circumstances, be entitled to withhold the delivery of possession of the Property to the PURCHASERS until entire dues are not paid by the PURCHASERS.

- 5.4 Without prejudice to the VENDOR'S right to demand interest for delayed payments from the PURCHASERS as stated in clause 5.3, the VENDOR shall also be entitled to terminate this Agreement unilaterally if the PURCHASERS commits defaults in payment of any amount (including payment of any taxes, interest) due and payable by the PURCHASERS to the Vendor under this Agreement and any such amount along with interest remains unpaid for a period of 2 (two) months from the date on which such amount (including interest) became due and payable.

Provided that, VENDOR shall give notice of fifteen days in writing to the PURCHASERS, by Registered Post AD at the address provided by the PURCHASERS and/or mail at the e-mail address provided by the PURCHASERS, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the PURCHASERS fails to rectify the breach or breaches mentioned by the VENDOR within the period of notice then at the end of such notice period, VENDOR shall be entitled to terminate this Agreement unilaterally. The VENDOR may record the termination / cancellation of this Agreement by preparing a Deed of Termination / Cancellation and execute the same and/or get it registered with the appropriate Sub Registrar and with any other concerned authority under the applicable laws. Such Deed of

For, Ayunam Builders Pvt. Ltd.


Director/Authorized Signatory

Termination / Cancellation shall be binding upon the PURCHASER with the same spirit and intention as if such Memorandum was executed by the PURCHASER. The cost, charges and expenses incurred relating to the same by the VENDOR shall be to the account of the PURCHASER and the PURCHASER shall be liable to pay and reimburse the same immediately on demand by the VENDOR.

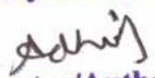
Provided further that upon such termination of this Agreement by the VENDOR, the VENDOR shall be entitled to deduct as liquidated damages, 10% of the total Purchase Consideration from the amount received from the PURCHASERS. If the installments of Purchase Consideration paid till then by PURCHASERS are less than 10% of the Consideration, then PURCHASERS shall be required to pay to VENDOR, and VENDOR will be entitled to recover the balance amount from the PURCHASERS and PURCHASERS shall pay the same to VENDOR within a period of 30 days of termination. Any refund of money due to the PURCHASERS after deductions as per above shall be made by the VENDOR within 30 days from such termination.

Provided further that upon such termination of this Agreement by the VENDOR, the PURCHASERS shall not be entitled to claim any right title or interest in the said Property and the VENDOR shall be entitled to sell or in any other manner transfer or dispose-off the said Property to any third party/(ies) or such person(s) in such manner and at such terms and conditions as may be deemed fit and proper by the VENDOR in its absolute discretion without any reference to and/or consent or concurrence of the PURCHASERS.

6. REPRESENTATIONS AND WARRANTIES OF THE VENDOR:

- 6.1 The VENDOR has clear and marketable title with respect to the Project Land subject to what is stated in the Title Report issued by Solicitor M/s. Jani and Co dated 09-05-2022 and the VENDOR has

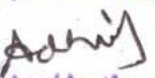
For, Ayunam Builders Pvt. Ltd.


Director/Authorized Signatory

the requisite permissions from local authorities to carry out development upon the Project Land and also has actual, physical and legal possession of the Project Land for the implementation of the Project.

- 6.2 The VENDOR assures the PURCHASERS that the VENDOR has not obtained any loan from any financial institutions and it has not created any charge over the said Project Land till date. The VENDOR further assures the PURCHASERS that after execution hereof the VENDOR shall not mortgage or create a charge on the said Property and if such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the allottee who has taken or agreed to take such Property.
- 6.3 There are no litigations pending before any Court of law with respect to the Project Land or Project except if any that may be disclosed in the title report.
- 6.4 The VENDOR has not entered into any agreement for sale and/or any other agreement / arrangement with any person or party with respect to the said Property which will, in any manner, affect the rights of PURCHASERS under this Agreement.
- 6.5 The VENDOR has duly paid and shall continue to pay and discharge governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Project to the competent Authorities till the time Building Use Permission is not obtained.
- 6.6 No notice from the Government or any other local body for acquisition or requisition has been received or served upon the VENDOR in respect of the Project Land and/or the Project.

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6.7 The VENDOR shall provide the fixtures and fittings with regard to the flooring, sanitary fittings, lifts, etc. as set out in ANNEXURE C, annexed hereto. It is to be noted that the said specifications are subject to change due to reasons beyond the control of the VENDOR. Also the specifications as mentioned in the Annexure C are basic in nature and there may be some changes in the colour, design, pattern, texture, brand etc. The VENDOR herein represents that all fixtures, fittings and floorings with respect to Ground Floor units and First Floor units shall be done by it as per Specifications provided in Annexure C herein. Whereas all units from Second Floor upwards shall be kept open without any floorings, fixtures and fittings and allottees/purchaser of all units from Second Floor upwards shall be entitled to design, fix and make fixture, fittings, floorings as per their requirements with prior consent of VENDOR and as per the plan/design approved by competent authority without damaging/altering any structure of said Project.

6.8 The VENDOR hereby declares that the permissible Floor Space Index (FSI) available as on date with respect to the Project Land is 2182.5 sq. mtrs. and promoter/VENDOR has planned to utilize Floor Space Index of 2.24 by availing of TDR or FSI available on payment of premium or FSI available as incentive FSI by implementing various scheme as mentioned in rules and regulations of Gujarat Development Control Regulations or based on expectation of increased FSI which may be available in future on modification to Gujarat Development Control Regulations, which are applicable to the said project. The VENDOR further declares that the Floor Space Index of about 2175.79 sq. mtrs has been utilized by the VENDOR in the said Project and Purchaser has agreed to purchase the said Apartment based on the proposed construction and sale of units to be carried out by the VENDOR by utilizing the proposed FSI as per the site plan passed by the Gandhinagar Municipal Corporation

(GMC)/Gandhinagar Urban Development Authority (GUDA) in respect of the said Project and on the understanding that the declared proposed FSI shall belong to promoter only.

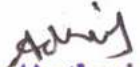
6.9 The VENDOR has provided adequate vehicle parking spaces in the Project as per the provisions of the prevalent General Development Control Regulations. The Management Body shall make the most efficient use of the provided parking area so as to maximize the area available for parking of cars and two-wheelers and if permissible the Management Body may use other open areas or marginal areas in frontage of Ground Floor units for parking spaces to the occupiers of the Project. That the location (hollow plinth or open) and management of parking space for PURCHASERS of each unit shall be at the discretion of the Management Body and the PURCHASERS shall not raise any dispute in this regard. The Parking in the said project shall be common and it shall be used first come first in basis and the PURCHASERS shall not raise any dispute in this regard.

6.10 If within a period of five years from date of Possession, the PURCHASERS brings to the notice of the VENDOR any structural defect in the Property or the building in which the said Property is located or any defects on account of workmanship, quality or provision of service, then wherever possible such defects shall be rectified by the VENDOR at its own cost and in case it is not possible to rectify such defects, then the PURCHASERS shall be entitled to receive from the VENDOR, compensation equal to cost to cure / rectify such defect. Provided that the VENDOR shall not be liable to rectify any defect or for payment of any compensation in the following cases:

- a. If the cause of any such defect is not attributable to the VENDOR or are beyond the control of the VENDOR; or

- b. In case of natural wear and tear and damage resulting from rough handling, improper use or unauthorized modification; or
- c. VENDOR shall not be liable to the extent of any inherent permissible variation and tolerances in shapes, size, thickness or color variation of various natural or factory made products which are not considered as defect by the manufacturers or the supplier; or
- d. In case where guarantees and warranties are provided by the third parties, the same shall be extended to the PURCHASERS and to honour such warranties and guarantees shall be at the sole discretion of the third party providing the same. Further where the manufacturer guarantee/warranty as provided by the third party ends before the defects liability period and such warranties are covered under the maintenance of the said unit/building/phase/wing, and if the annual maintenance contracts or applicable licenses are not done/renewed by the PURCHASERS/Management Body, the VENDOR shall not be responsible for any defects occurring due to the same.; or
- e. If the PURCHASERS have defaulted in any of its representations or warranties as mentioned in clause 7 of this agreement.
- f. The Management Body or the individual PURCHASERS shall adhere to maintenance schedule as prescribed by the manufacturer/VENDOR.
- g. The PURCHASERS shall not carry out any alterations of any nature in the said Property which shall include but not be limited to alterations in columns, beams etc. or in the fittings therein, in particular it is hereby agreed that the PURCHASERS shall not make any alterations in any of the fittings, pipes, water supply connections or any erection or

For, Ayunam Builders Pvt. Ltd.


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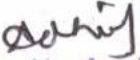
alteration in the bathroom, toilet and kitchen, which may result in leakage/seepage of the water. If any of such works are carried out without the written consent of the VENDOR then the defect liability automatically shall become void.

- 6.11 As per the provisions of the said Act, the VENDOR shall transfer the title of the common areas in the Project to the Management Body and shall handover peaceful possession of the same to the Management Body.

7. REPRESENTATIONS, WARRANTIES AND COVENANTS OF THE PURCHASERS:

- 7.1 The PURCHASERS shall regularly pay all amounts (including interest) payable under this Agreement.
- 7.2 The PURCHASERS shall use the said Property or any part thereof or permit the same to be used only for the Commercial purpose. The PURCHASERS shall use the parking space only for purpose of keeping or parking passenger vehicle.
- 7.3 Within 15 days after notice in writing is given by the VENDOR to the PURCHASERS that the said Property is ready for use and occupancy, the PURCHASERS shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the said Property) of outgoings in respect of the Project Land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance, common lights, repairs and salaries of clerks bill collectors, watchmen, sweepers and all other expenses necessary and incidental to the management and maintenance of the Project Land and Project. Until the Management Body is formed, the PURCHASERS shall pay to the VENDOR such proportionate share of outgoings as may be determined. The amounts so paid by the

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PURCHASERS to the VENDOR shall not carry any interest and remain with the VENDOR until the same is transferred to the Management Body as aforesaid.

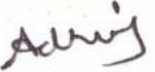
- 7.4 The PURCHASERS agree that though they shall become free, independent and absolute owner of the said Property, the said Property shall be used, occupied and transferred by him as per rules and regulations that shall be framed by said Management Body.
- 7.5 The PURCHASER has informed the VENDOR that the PURCHASER is intending to start a Hospital/Clinic/OPD in the said Property and such Hospital/Clinic/OPD shall not cause any nuisance or annoyance to other occupiers. The PURCHASER shall not use the said Property or permit the same to be used for any purpose which may or is likely to cause nuisance or annoyance to the occupiers of the other premises in the Project or to the owners or occupiers of the neighboring properties nor for any immoral or illegal purposes.
- 7.6 The PURCHASERS are aware that the other commercial units situated in the Project shall be transferred to other Purchasers in future, and agreements and Sale deeds/ Conveyance Deed will be made in favour of such other Purchasers. The PURCHASERS are also aware that all other owners shall also be entitled to use and enjoy the common facilities and they also shall have undivided interest therein. It is agreed that the PURCHASERS will be entitled to use and enjoy the undivided common facilities only after and upon payment of necessary charges/fees and by becoming member of proposed Management Body. Further the terraces above the top floor of the said Project shall be common terrace where no temporary or permanent construction shall be permissible and shall always be kept open.
- 7.7 To maintain the said Property at the PURCHASERS' own cost in good and tenantable repair and condition from the date that of possession

of the said Property is taken and shall not do or suffer to be done anything in or to the building in which the said Property is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the said Property is situated and the said Property itself or any part thereof without the consent of the local authorities, if required.

7.8 Not to store in the said Property any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said Property is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the said Property is situated, including entrances of the building in which the said Property is situated and in case any damage is caused to the building in which the said Property is situated or the said Property on account of negligence or default of the PURCHASERS in this behalf, the PURCHASERS shall be liable for the consequences of the breach.

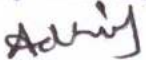
7.9 The PURCHASERS shall at their own cost carry out all internal repairs to the said Property and maintain the said Property in the same condition, state and order in which it was delivered by the VENDOR to the PURCHASERS and shall not do or suffer to be done anything in or to the building in which the said Property is situated or the said Property which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the PURCHASERS committing any act in contravention of the above provision, the PURCHASERS shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

For, Ayunam Builders Pvt. Ltd.


Director/Authorized Signatory

- 7.10 Not to demolish or cause to be demolished the said Property or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Property or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the said Property is situated and shall keep the portion, sewers, drains and pipes in the said Property and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the said Property is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural parts in the said Property without the prior written permission of the VENDOR and/or the Management Body.
- 7.11 Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Project Land and the building in which the said Property is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- 7.12 Not to throw dirt, rubbish, rags, garbage, medical waste, bio-hazardous material, or other refuse or permit the same to be thrown from the said Property in the compound or any portion of the Project Land and the building in which the said Property is situated. The PURCHASERS hereby further covenants with the VENDOR that it shall be the duty of the PURCHASERS to take all necessary steps to ensure proper and lawful disposal of bio-medical waste without any adverse effect to the human health and environment. Every occupier of the said scheme generating bio-medical waste shall install an appropriate facility to ensure requisite treatment of waste.

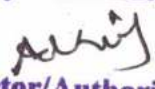
For, Ayunam Builders Pvt. Ltd.



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- 7.13 The PURCHASERS shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the said Property until all the dues payable by the PURCHASERS to the VENDOR under this Agreement are fully paid up and without the prior written consent of the VENDOR.
- 7.14 The PURCHASERS shall observe and perform all the rules and regulations which the Management Body may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the said Property therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The PURCHASERS shall also observe and perform all the stipulations and conditions laid down by the Management Body regarding the occupancy and use of the said Property in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- 7.15 The PURCHASERS shall permit the VENDOR and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Project land or said Property or building or any part thereof to view and examine the state and condition thereof.
- 7.16 The PURCHASERS does not get any right, title or interest in the said Property by virtue of this Agreement for Sale. The titles of the said Property shall be transferred to the PURCHASERS only after payment of full and final consideration amount (including all aforesaid charges) and upon execution of final sale deed in favour of the PURCHASERS. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law,

For, Ayunam Builders Pvt. Ltd.

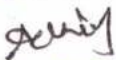

Director/Authorized Signatory

of the said Property or of the said Project Land plot and Building or any part thereof. The PURCHASERS shall have no claim save and except in respect of said Property hereby agreed to be sold to them and all open spaces, parking spaces, lobbies, staircases, terraces, common amenities, facilities and areas, will remain the property of the VENDOR until the same is transferred as hereinbefore mentioned.

7.17 The PURCHASERS hereby acknowledges that even after the Management Body has been formed with respect to the said Project, the VENDOR shall be entitled to sell or in any other manner transfer the un-sold unit(s) in the said Project to any third party on such terms and conditions as it may deem fit and such purchaser/transferee of un-sold commercial units shall be entitled to become member of the Management Body and use all common areas and facilities in the Project at par with other unit Purchasers/occupiers.

7.18 The PURCHASERS hereby covenants that they shall not raise any objections against inclusions/exclusions of any type of legally permissible construction/ development being made in the GANDHINAGAR DOCTOR HOUSE Project. The PURCHASERS hereby covenants that the VENDOR shall be entitled to develop the said GANDHINAGAR DOCTOR HOUSE project without any hindrance, objection or requisition from the PURCHASER notwithstanding any perceived or actual nuisance or inconvenience that may be caused owing to the construction work. Further, the PURCHASERS covenants with the VENDOR that the VENDOR shall be entitled to undertake construction and develop the GANDHINAGAR DOCTOR HOUSE Project in the manner it desires and the PURCHASERS shall extend all the co-operation to the VENDOR for the same.

For, Ayunam Builders Pvt. Ltd.


Director/Authorized Signatory

7.19 The PURCHASERS represent that they have read and understood and are completely satisfied with the specifications, plans, lay out, brochures, approvals, title of the said Project Land and the said Property, price and the manner in which the VENDOR proposes to develop the said Property.

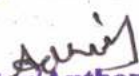
7.20 The PURCHASERS will have to bear any Betterment charges or GMC/GUDA/Government related charges/levies and deposits / charges for drainage or water or gas /utility connections and any town planning related charges that may come up in the future from time to time before or after the Sale Deed.

7.21 The PURCHASERS will bear and pay all present and future, applicable charges, said Property/ municipal taxes, cess, betterment charges, etc. payable to the Central Government, State Government, GMC/GUDA and/or local authorities after the date of Building Use permission in respect of the Said Property.

8. BINDING EFFECT

Forwarding this Agreement to the PURCHASERS by the VENDOR does not create a binding obligation on the part of the VENDOR or the PURCHASERS until, firstly, the PURCHASERS sign and deliver this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 15 (fifteen) days from the date of receipt by the PURCHASERS and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the VENDOR. If the Purchase fails to execute and deliver to the VENDOR this Agreement within 15 (fifteen) days from the date of its receipt by the PURCHASERS and/or appear before the Sub-Registrar for its registration as and when intimated by the VENDOR, then the VENDOR shall serve a notice to the PURCHASERS for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the

For, Ayunam Builders Pvt. Ltd.


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PURCHASER, application of the PURCHASER shall be treated as cancelled and all sums deposited by the PURCHASER in connection therewith including the booking amount shall be returned to the PURCHASERS without any interest after deducting an amount of Rs. 5,00,000/- or 5% of the total purchase consideration, whichever is less, as administrative charges.

9. ENTIRE AGREEMENT

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the Said Property/plot/building, as the case may be.

10. RIGHT TO AMEND

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

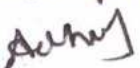
11. PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER/ SUBSEQUENT PURCHASERS

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Purchasers of the said Property, in case of a transfer, as the said obligations go along with the Said Property for all intents and purposes.

12. SEVERABILITY

The Model form of Agreement for Sale proposed by the Government of Gujarat under the Rules framed by it under the said Act has been modified to incorporate the agreement and terms agreed upon between the VENDOR and PURCHASERS, being this Agreement.

For, Ayunam Builders Pvt. Ltd.


Director/Authorized Signatory

The parties hereto accept the same. 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 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.

13. NOTICES

That all notices to be served on the PURCHASERS and the VENDOR as contemplated by this Agreement shall be deemed to have been duly served if sent to the PURCHASERS or the VENDOR by Registered Post A.D and/or notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Name of Vendor: AYUNAM BUILDERS PRIVATE LIMITED

Address: F/3, Siddhraj Zavod, Sargasan, Gandhinagar-382421

Name of Purchaser: (1) _____ and

(2) _____

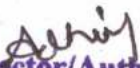
Address: _____.

It shall be the duty of the PURCHASERS and the VENDOR 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 VENDOR or the PURCHASERS, as the case may be.

14. JOINT PURCHASERS

That in case there are Joint Purchasers all communications shall be sent by the VENDOR to the PURCHASERS whose name appears

For, Ayunam Builders Pvt. Ltd.


Director/Authorized Signatory

first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the purchasers.

15. GOVERNING LAW

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 and the courts at Gandhinagar will have the jurisdiction for this Agreement

16. DISPUTE RESOLUTION

If any dispute arises in relation to or in connection with this Agreement including in respect of the validity, interpretation, implementation or alleged material breach of this Agreement by one party hereto shall be resolved as per the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder.

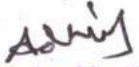
17. BOARD RESOLUTION

That VENDOR herein AYUNAM BUILDERS PRIVATE LIMITED has vide its board resolution passed in meeting of Board of Directors dated _____ authorized and appointed Mr _____ as its authorized signatory to sign, execute and register this Agreement for Sale for and on behalf of said VENDOR company

18. STAMP DUTY AND REGISTRATION FEES:

The expenses for Stamp Duty, Additional Stamp Duty, Registration Fees, other applicable government taxes, Miscellaneous expenses, etc in respect of this Agreement for Sale and deed of Conveyance shall be borne by the PURCHASERS alone. Further if the said agreement is required to be cancelled in any manner then all the expenses for the same shall also be borne by the PURCHASERS only.

For, Ayunam Builders Pvt. Ltd.


Director/Authorized Signatory

SCHEDULE-I

(Description of the Said Project Land)

All those pieces or parcels of Non-agricultural land bearing New Block No 769/002 (old Block No 418/3 and old Survey No 304/1/2-5) (Khata No 1370) admeasuring about 1493 sq.mtrs which is given Final Plot No 166/3 admeasuring about 970 sq.mtrs of Preliminary Town Planning Scheme GUDA No-7 (Sargasan-Kudasan-Por), situate, lying and being at Moje Por, Taluka Gandhinagar, in the Registration District of Gandhinagar and Sub District of Gandhinagar. The said land of Final Plot No 166/3 is bounded as under

East : land of Final Plot No 166/1

West : land of Final Plot No 165

North : land of Final Plot No 166/2

South : 24 mtr Road

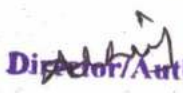
SCHEDULE-II

(Description of Unit agreed to be sold to Purchasers under these presents)

All that Property being Unit bearing No. _____ admeasuring _____ sq. mtrs (Carpet area)(breakup as shown in the table below), situated on _____ Floor in the said Project "GANDHINAGAR DOCTOR HOUSE" together with proportionate undivided land admeasuring about _____ sq.mtrs in the non-agricultural land bearing Final Plot No 166/3 admeasuring about 970 sq.mtrs of Preliminary Town Planning Scheme GUDA No-7 (Sargasan-Kudasan-Por), also together with rights and responsibilities in common with other occupiers in or upon common amenities and facilities provided in the said GANDHINAGAR DOCTOR HOUSE Scheme/Project. The detail of the carpet area (As per the said Act) of the said Property and other appurtenant areas (meant for exclusive use of the PURCHASERS) to the said Property is as follows.

Unit No	Carpet Area (in Sq mtrs)	Exclusive Terrace Area (in Sq mtrs) (if applicable)	Total Area (in Sq mtrs)	Proportionate Undivided land (in Sq mtrs)
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For, Ayunam Builders Pvt. Ltd.


Director/Authorized Signatory

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The said Unit No. _____ on _____ Floor in the Building is bounded as under:-

On or towards

East: _____

West: _____

North: _____

South: _____

SCHEDULE - III
(Description of Common Areas Facilities)

- Dedicated fire safety system on each floor
- CCTV Security surveillance system
- Power backup for common utility area
- Mechanical Parking provision in basement
- Underground Water Tank with 1,00,000 ltr. Storage Capacity
- Drinking water fountain in common area on each floor
- Well organized system for medical gases on each floor

Annexure A plan copy

Annexure B RERA registration certificate

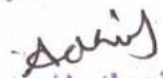
ANNEXURE C
Details of Specifications

- TYPE OF STRUCTURE: RCC Frame Structure
- FLOORING: Vitrified Tiles/Stone flooring in Common Areas
Vitrified Tile flooring in GF & FF spaces Only
- DOORS: Decorative Main door
- WINDOWS: Aluminium windows
- PLUMBING/ SANITARY: Premium Quality Plumbing/Sanitary Material in Common Areas

Premium Quality Plumbing/Sanitary
Material in GF & FF spaces Only

For, Ayunam Builders Pvt. Ltd.

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Director/Authorized Signatory

- FIRE: As per Rules
- LIFTS AND CAPACITY: 3 Passenger Lifts
- SOLID WASTE/ RENEWABLE: N/A
- INTERNAL WALLS: White Cement based putty with Color finish in common Areas

White Cement based putty finish in GF & FF spaces only

- EXTERNAL WALLS: Exterior plaster finish

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at GANDHINAGAR in the presence of attesting witness, signing as such on the day first above written

SIGNED SEALED AND DELIVERED

by the within named THE VENDOR

AYUNAM BUILDERS PRIVATE LIMITED through its Authorized Signatory Mr _____

WITNESS

in the presence of:-

1. _____

2. _____

For, Ayunam Builders Pvt. Ltd.


Director/Authorized Signatory

SCHEDULE OF REGISTRATION ACT SECTION - 32 A

THE VENDOR :-



AYUNAM BUILDERS PRIVATE LIMITED through its Authorized
Signatory Mr _____

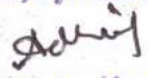
THE PURCHASERS :-



[1] _____

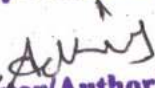


For, Ayunam Builders Pvt. Ltd.


Director/Authorized Signatory

[2] _____

For, Ayunam Builders Pvt. Ltd.


Director/Authorized Signatory

DRAFT