

:: SALE DEED ::

RERA REGISTRATION NO. _____

This indenture of Sale Deed made at Vapi this day of in the year Two Thousand and between :

TULSI DREAMINFRAS PVT. LTD., (PAN NO.:)

A REGISTERED COMPANY UNDER

THE registration act through its Director

PRATIK RAMESH KOTADIYA

Aged about 26, Occupation-Business

having address at :hereinafter called as

"THE PROMOTER" ("LAND OWNER") of the One Part.

AND

1. (PAN NO.:)

Age about : years, Occupation :

Residing at:-.....,

"The Purchaser" of the Second Part (hereinafter referred as "the Allottee").

WHEREAS a piece or parcel of land situated lying and being city Survey no :- 3400 (440.46 Sq.mtrs) Situated lying and being within the city Survey limits of Vapi, Taluka:- Vapi Dist :- Valsad more Particularly described in the First Schedule hereunder written (here in after referred to as (**"THE PROJECT LAND"**).

Whereas land bearing city survey No. 3400, 3410, 3411 and 3418 was own and possessed by Amrutlal Gulabbhai Naik and Dhirubhai Gulabbhai Naik. Dhirubhai Gulabbhai Naik expired on 02/11/1989. A mutation entry bearing No. 41 was made in City Survey Records on 04/08/1990. As per the mutation entry the name of the legal heirs of deceased namely Savitriben Dhirubhai , Parulben Dhirubhai, Saurabhkumar Dhirubhai and Vipulkumar Dhirubhai were entered in City Survey Records.

For TULSI DREAMINFRAS PVT. LTD.

Contd...2/-


DIRECTOR

2. And whereas Savitriben Dhirubhai , Parulben Dhirubhai, Saurabhkumar Dhirubhai and Vipulkumar Dhirubhai have released there rights from the said property by registered release deed. The said release deed have been registred before sub registrar pardi bearding register no. 1274 dated 07/06/1993. A mutation entry bearing no. 539 was made to that effect on 08/06/1993 in city survey records.

3. And whereas Amrutlal Gulabbhai Naik expired on 10/08/2003. A mutation entry bearing no. 150 was made in city survey records on 20/02/2003 and the legal heirs of the deceased namely Sadhnaben widow of Amrutlal Gulabbhai Naik, Pankaj Amrutbhai, Tushar Amrutbhai were entered in City Survey Records and Daughter of Deceased namely Jyotiben and Smitaben have released there rights from the said property.

4. And whereas Sadhaben widow of Amrutlal expired on 11/02/2011 and the name of the legal heirs namely Pankaj Amrutbhai, Tushar Amrutbhai, Jyotiben and Smitaben were entered in City Survey Records. A mutation entry bearing No. 869 was made on 05/12/2016 in City Survey Records.

5. And whereas the aforesaid owner sold the said property to Tulsi Dreaminfrs Pvt.Ltd., by registered sale deed. The said sale deed have been registered before Sub Registrar Vapi bearing Registration No. 1201 dated 05/02/2019. A mutation entry bearing no. 14023 was made to that effect in city survey records on 26/02/2019 and whereas Ramesh Jivraj Kotadiya and Pratik Ramesh Kotadiya are the Directors of Tulsi Dreaminfrs Pvt. Ltd.

6. And whereas Tulsi Dreaminfrs Pvt.Ltd., applied to City Survey Supritendent Vapi on 01/05/2019 for amalgamation of City Survey No. 3400, 3410, 3411 and 3418.

7. And whereas City Survey Supridentant Vapi by his order bearing No. CTS/AEKTRA/VASHI.537/2018, Dated 17/05/2019. Amalgamated the aforesaid City Survey Numbers and City Survey No. 3400 was given as a amalagamated City Survey Number.

For TULSI DREAMINFRAS PVT. LTD.


DIRECTOR

Contd...3/-

And Whereas Tulsi Infrass Pvt. Ltd., applied to Vapi Nagar Palika for making construction in the said land. The Town Planning Office have granted permission of construction bearing no VAADA/24-04-2019/1163703/01/000205/ODPS/61/19-20. The Vapi Nagar Palika have also approved the plan of the construction. And Accordingly the promoter planned to construct Residential / Commercial building under the Project namely "TULSI SHIVAM".

AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land;

AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land;

AND WHEREAS the Land Owner is in possession of the project land.

AND WHEREAS the Promoter has constructed on the project land one building namely TULSI SHIVAM consisting of Ground floor and 4 upper floors.

AND WHEREAS the Allottee has purchased a Flat bearing number on the floor (herein after referred to as "the said Property") of the Building called TULSI SHIVAM (herein after referred to as the said "Building") constructed by the Promoter.

AND WHEREAS the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at No..... authenticated copy is attached in Annexure 'B';

AND WHEREAS by virtue of the Promoter have the right to sell the Shop/Flat in the said building/s constructed by the Promoter on the project land and to enter into indenture of sale deed with the allottee(s)/s of the Said Property to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects Dipali M. Desai and of such Other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder and the Allottee is satisfied in respect of the same;

For TULSI DREAMINFRAS PVT. LTD.

Contd..4/-


DIRECTOR

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Shop/Flat constructed have also been inspected by the Allottee and is satisfied in respect of the same.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority has been inspected by the Allottee.

AND WHEREAS the authenticated copies of the plans of the Layout and according to which the construction of the buildings and open spaces are provided for on the said project has also been inspected by the Allottee.

AND WHEREAS the authenticated copies of the plans and specifications of the Said Property purchased by the Allottee has been annexed and marked as Annexure A.

AND WHEREAS the Promoter has constructed the said building as per the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and has obtained the Building Completion Certificate or Occupancy Certificate of the said Building.

AND WHEREAS the Promoter has observed and performed the terms, conditions, stipulations and restrictions laid down by concerned local authority and/or Government while developing the project land and upon due observance and performance of which the completion or occupancy certificate in respect of the said building/s is granted by the concerned local authority.

AND WHEREAS the carpet area of the said Property is..... square meters/square feet and "carpet area" means the net usable floor area of the Shop/Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area but includes the area covered by the internal partition walls of the Shop/Flat.

In accordance with the terms and conditions set out in Agreement dated..... duly registered with the sub registrar at Vapi under serial No. dated.....the Promoter has sold and the Allottee has purchased the Said Property and the garage/covered parking(if applicable).

For TULSI DREAMINFRA PVT. LTD.

Contd..5/-


DIRECTOR

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

- 1(a) (i) The Allottee has purchased from the Promoter and the Promoter has sold to the Allottee Shop/Flat No. of carpet area admeasuring sq. metres/ sq. feet on floor in the building (hereinafter referred to as "the Said Property") for the consideration of Rs. including Rs. being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.
- ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee balcony / verandha 1 having area admeasuring sq.meters/sq.feet forming part of the apartment for the consideration of Rs...../-.
- iii) The Allottee hereby agrees to purchase from the Pomoter and the Promoter hereby agrees to sell to the Allottee balcony / verandha 2 having area admeasuring sq.meters/sq.feet forming part of the apartment for the consideration of Rs...../-.
- 1(b) The total aggregate consideration amount for the said Property mentioned herein above from clause 1 a (i) to (iii) is thus Rs. /-
- 1(c) The Allottee has paid full and final consideration amount of the said Propertry being Rs..... (Rupees.....only) on orbefore execution of this indenture of sale deed in the following manner:

DETAILS OF THE PAYMENT

Sr. No.	Name of the Bank	Date	Cheque No./Cash	Amount (INR)
1.				
2.				
3.				
4.				
TOTAL				/-

The consideration amount of the said property is received by the Promoter as aforesaid and the receipt whereof the Promoter hereby admits and acknowledges. The Promoter has on execution hereof handed over quiet, vacant and peaceful possession of the said property to the Allottee forever as absolute owner thereof.

For **TULSI DREAMINFRA PVT. LTD.**


DIRECTOR

Contd..6/-

7.2 Hence, the Promoter has on this day put the Allottee in possession of the said property timelessly, forever and eternally to the use and benefit of the Allottee forever to be held as heritable and transferable rights subject to the terms, conditions and provisions contained in this sale deed and also the Promoter has handed over to the Allottee all the documents of title pertaining to the said property.

7.3 If within a period of five years from the date of handing over the possession of the Said Property to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Said Property or the building in which the Said Property are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act. Provided that Promoter shall not be liable in respect of any structural defect or defects on account of workmanship, quality or provision of service which cannot be attributable to the Promoter or beyond the control of the Promoter.

8. The Allottee shall use the Said Property or any part thereof or permit the same to be used only for purpose of shop/Flat for carrying on any business and residential. He shall use the garage or parking space only for purpose of keeping or parking vehicle. The Allottee or any other person is not entitled to park their commercial vehicles in the said parking and also not entitled to use the open space of the said parking for the commercial use.

The name of the building shall forever be "TULSI SHIVAM" and the Allottee is not entitled to change the name of the said building.

Contd..7/-

For TULSI DREAMINFRAS PVT. LTD.


DIRECTOR

9. The Allottee along with other allottee(s) of Shops/Flats in the building shall join in forming and registering the Society or Association to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organisation of Allottee. No objection shall be taken by the Allottee 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, as the case may be, or any other Competent Authority.

9.1 The Allottee 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, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution of Rs. per month towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until the same is transferred to the society or the association or the limited company as aforesaid.

11. The Allottee shall pay to the Promoter a proportionate amount for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

12. The promoter hereby transfers the title of undivided share in common areas to the association of allottees or said society along with the administration of common areas to the service society and handovers lawful vacant, peaceful physical possession of the proportionate undivided portion in common areas and other facilities to the association of the allottees. And the allottee at the time of registration of conveyance or Lease of the structure of the building of the building agrees to pay to the Promoter, the Allottees' share of stamp duty and registration

For TULSI DREAMINFRA PVT. LTD.

Contd..8/-


DIRECTOR

charges payable, by the said Society on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said building of the building. At the time of registration of conveyance or Lease of the project Land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Allottee as follows:

- i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report and has the requisite rights 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;
- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building are valid and subsisting and have been obtained by following due process of law.
- vi. The Promoter has the right to enter into this indenture of sale deed and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- vii. At the time of execution of the conveyance deed of the structure to the association of allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;

For TULSI DREAMINFRA PVT. LTD.


DIRECTOR

Contd...9/-

- viii. The Promoter has duly paid all 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;
 - ix. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.
14. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Said Property may come, hereby covenants with the Promoter as follows :-
- i. To maintain the Said Property at the Allottee's 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.
 - ii. 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 Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.
 - iii. To carry out at his own cost 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 Promoter to the Allottee 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

For TULSI DREAMINFRA PVT. LTD.


DIRECTOR

Contd..10/-

the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

- iv. Not to demolish or cause to be demolished the Said Property 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, Pardis or other structural members in the Said Property without the prior written permission of the Promoter and/or the Society or the Limited Company.
- v. 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.
- vi. Not to throw dirt, rubbish, rags, garbage 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.
- vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Said Property is situated.
- viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Said Property by the Allottee for any purposes other than for purpose for which it is sold.
- ix. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations

For TULSI DREAMINFRA PVT. LTD.


DIRECTOR

Contd..11/-

or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Shops/Offices 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 Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation 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 outgoings in accordance with the terms of this Agreement.

15. The Allottee shall have no claim save and except in respect of the Said Property hereby sold to him and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces, will remain the property of the Promoter until the same is transferred as hereinbefore mentioned.

16. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/ SUBSEQUENT ALLOTEES

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 Allottees of the Said Property, in case of a transfer, as the said obligations go along with the Said Property for all intents and purposes.

17. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

Wherever in this indenture of sale deed it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the Said Property to the total carpet area of all the Shops/Offices in the Project.

The Promoter shall not be responsible and/or liable for the consequences arising out of the change in government law or changes in other laws, rules, regulations etc. or due to War, Civil Commotion, and act of God, Fire, accident, emergency, flood, earthquake, Force major or other causes beyond the control of the vendor.

All the expenses for the registration of this sale deed are paid and borne by the Allottee. The proper market value, being and considered of the said property is Rs./- and as per the law, this sale deed is executed on Non Judicial Stamp Paper of Rs...../-. In future, if the value of the said property is

For TULSI DREAMINFRAS PVT. LTD.

Contd..12/-


DIRECTOR

assessed being more by the Gujarat Government and any additional amount of deficit stamp duty, penalty or tax is required to be paid; the same shall be paid and borne by the Allottee only.

18. SEVERABILITY

If any provision of this Deed 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 deed shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this deed 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 deed shall remain valid and enforceable as applicable at the time of execution of this deed.

19. Non-Contravention AND Ultra Vires

The execution by promoter of this deed does not (a) require the consent of any third party; (b) conflict with, result in a breach of, or constitute a default under, any Applicable Law; (c) violate any agreement, contract, right, restriction or obligation to which promoter is a party or by which promoter may be bound; (d) violate any order, injunction judgment or degree of any Government Authority by which promoter may be bound; or (e) constitute an act of bankruptcy, preference, insolvency or fraudulent conveyance under any Applicable Law (f) constitute an ultra vires act/transaction.

20. Dispute Resolution

Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Gujarat Real Estate Appellate Tribunal Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

21. 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 will have the jurisdiction for this Agreement.

22. The Promoter hereby declares that they shall not have any claim over F.S.I, additional F.S.I and Terrace rights after Building Use Permission has been obtained. Such rights if any will be enclosed by the society of buyer.

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

For TULSI DREAMINFRAS PVT. LTD.,


DIRECTOR

Contd..13/-

FIRST SCHEDULE ABOVE REFERRED TO
(Description of the freehold/leasehold land and all other details)

All that pieces and parcel of amalgamated **City Survey No 3400** admeasuring 440.46 Sq.mtrs. of open land situated at Vapi, Tal.: Vapi, Dist : Valsad in the Registration sub-District of Vapi.

SECOND SCHEDULE ABOVE REFERRED TO
(The nature, extent and description of common areas and facilities)

- | | | | |
|----|--------------------------|---|---|
| 1. | Flooring | : | Vitrified Tiles Flooring in all spacs. |
| 2. | Toilet /Plumbing | : | Ceramic Tiles Dado in all Toilets upto Lintel Level with Exclusive Design, Concealed Plumbing with Good Quality Fixtures. |
| 3. | Parking | : | Sufficient parking for members. |
| 4. | Door / Rolling Shutter : | | Decorative main door or flush doors and good quality rolling shutter. |
| 5. | Elevators | : | Lift of Standard Quality with Elegant Interiors |
| 6. | Electrification | : | Concealed copper wiring and modular switches of standard quality. |
| 7. | Paint | : | White putty finish on interior sufaces & Branded weather shield on Exterior Surface. |
| 8. | Windows | : | Anodised Aluminium Section windows with Marble sill. |
| 9. | Water | : | Overhead water tank for Storage with Sufficient Capacity. |

SCHEDULE "A"

A Shop/ Flat bearing no..... admeasuring sq.mtrs/sq.feet carpet area on the floor in the building known as TULSI SHIVAM situated at village Vapi Taluka Vapi. Dist- Valsad.

The said apartment is bounded as under:

On or towards east:

On or towards wesr:

On or towards South:

On or towards Nort:

SCHEDULE "B"

Floor Plan of the Apartment

ANNEXURE-A

(Authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee as approved by the concerned local authority)

For TULSI DREAMINFRAS PVT. LTD.

Contd..14/-


DIRECTOR

ANNEXURE –B

(Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority)

ANNEXURE – C

(Specification and amenities for the Apartment)

- | | | | |
|----|------------------------|---|---|
| 1. | Flooring | : | Vitrified Tiles Flooring in all spacs. |
| 2. | Toilet /Plumbing | : | Ceramic Tiles Dado in all Toilets upto Lintel Level with Exclusive Design, Concealed Plumbing with Good Quality Fixtures. |
| 3. | Parking | : | Sufficient parking for members. |
| 4. | Door / Rolling Shutter | : | Decorative main door or flush doors and good quality rolling shutter. |
| 5. | Elevators | : | Lift of Standard Quality with Elegant Interiors |
| 6. | Electrification | : | Concealed copper wiring and modular switches of standard quality. |
| 7. | Paint | : | White putty finish on interior surfaces & Branded weather shield on Exterior Surface. |
| 8. | Windows | : | Anodised Aluminium Section windows with Marble sill. |
| 9. | Water | : | Overhead water tank for Storage with Sufficient Capacity. |

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

SIGNED AND DELIVERED BY the Within named
The Promoter (Land Owner)

M/s. Tulsi Dreaminfrass through its Directors

PRATIK RAMESHBHAI KOTADIYA

SIGNED AND DELIVERED BY the Within named
The Allottee

WITNESSES:

For TULSI DREAMINFRAS PVT. LTD.


DIRECTOR

