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-: SALE DEED :-

THIS INDENTURE OF SALE DEED is made and entered at CHALA on this ____ th day of _____ in the Christian Year Two Thousand Seventeen (____ / ____ / 2017).

B E T W E E N

SUN-GATE INFRASTRUCTURE LLP (AAB-0339) a Partnership Firm through its Authorised Partners:-

(1) SHRI RAJESH CHHOTUBHAI PATEL,

aged about 38 years, occupation-business,

(2) SHRI ARDISH BEJAN VAPIWALA,

aged about 32 years, occupation-business,

(3) SHRI BHAVESH BHUPATRAI SHAI,

aged about 38 years, occupation-business,

at-Shop No. 21, Basement Area, Tirupati Tower, Vapi-Silvassa Road, VAPI, Taluka-Vapi, District-Valsad, hereinafter called as " **THE VENDORS** " or " **PROMOTER** " (which expression shall be deemed to include their partners or partner, heirs or heir, successors, legal representatives, executors, administrators and assigns wherever the context or meaning shall so require or permit) of **THE**

FIRST PART.

(PAN NO. ACEFS 1088 C)

A N D

(1) SHRI _____

aged about ____ years, occupation-_____,

(PAN NO.

(2) SHRI _____

aged about ____ years, occupation-_____,

(PAN NO.

both are residing at-_____

_____ hereinafter referred to as "**THE PURCHASER** " or "**ALLOTEE**" (which expression shall be deemed to include heirs or heir, successors, legal representatives, executors, administrators and assigns wherever the context or meaning shall so require or permit) of **THE SECOND PART.**

WHEREAS the Promoter is seized & possessed of Non-agricultural land bearing ..

<u>Survey No.</u>	<u>H.Aare.</u>	<u>Assessment</u>
310	1-11-29	2,182=00
K.	<u>0-02-02</u>	
	1-13-31	

situated at Village-CHALA, Taluka-Vapi, District- Valsad without Municipality Limits of Vapi and which is more particularly described in the Schedule-A hereunder written.

WHEREAS the land bearing Survey No. 310, admeasuring- H. 1 = 07 Aare. = 24 Sq. Mtrs., Kharaba- H. 0 - 02 Aare = 02 Sq. Mtrs. was owned and possessed by Shri Maniyabhai Budhiyabhai.

AND WHEREAS Shri Indravadan Gulabchand Shah had purchased the said land from Shri Maniyabhai Budhiyabhai on 23/11/1961 by a registered Sale Deed. And by virtue of the Sale Deed Mutation Entry No. 2157, dated-23/11/1961 effected in revenue records.

AND WHEREAS the land bearing Survey No. 543, admeasuring- IL 0 = 04 Aare. = 05 Sq. Mtrs. was owned and possessed by Shri Dipakbhai Babubhai Desai..

AND WHEREAS Shri Indravadan Gulabchand Shah had purchased the said land from Shri Dipakbhai Babubhai Desai on 07/09/1996 by a registered Sale Deed. And the said Sale Deed is registered in the Office Of Sub-Registrar Prdi at Serial No. 2289, dated-07/09/1996. And by virtue of the Sale Deed Mutation Entry No. 6696 effected in revenue records.

AND WHEREAS Shri Indravadan Gulabchand Shah made an application before Mamlatdar Pardi for amalgamation of the said land bearing Survey No. 310, admeasuring- H. 1 = 07 Aare. = 24 Sq. Mtrs., Kharaba- IL 0 = 02 Aare = 02 Sq. Mtrs. and land bearing Survey No. 543, admeasuring- H. 0 = 04 Aare. = 05 Sq. Mtrs.. And Mamlatdar Pardi passed an order vide its Order No. IND / Vashi / 1562 / regi. No. 17 / 2010, dated-21/04/2010. And by virtue of the said order Mutation Entry No. 10352, dated-21/04/2010 effected in revenue records. And after amalgamation the said land is known as Survey No. 310, admeasuring- H. 1 = 11 Aare = 29 Sq. Mtrs., Kharaba- H. 0 = 02 Aare = 02 Sq. Mtrs..

AND WHEREAS Shri Indravadan Gulabchand Shah made a partition of the said land with his sons namely (1) Shri Harinkumar Indravadan Shah (2) Shri

Ketankumar Indravadan Shah & (3) Shri Yatinlumar Indravadan Shah on 21/06/2012. And by virtue of the said partition the land bearing Survey No. 310, admeasuring- H. 0 = 54 Aare = 63 Sq. Mtrs., Kharaba- H. 0 = 02 Aare = 02 Sq. Mtrs. fallen in the share of Shri Indravadan Gulabchand Shah and the land bearing Survey No. 310 / paikar 1, admeasuring- H. 0 = 56 Aare = 66 Sq. Mtrs. fallen in the share of (1) Shri Harinkumar Indravadan Shah (2) Shri Ketankumar Indravadan Shah & (3) Shri Yatinlumar Indravadan Shah. And for which Mutation Entry No. 11066, dated-02/07/2012 effected in revenue records.

AND WHEREAS Shri Indravadan Gulabchand Shah made an application before Collector Valsad to fix the premium of the said land as the said land is New Tenure Land. And Collector Valsad passed an Order vide its Order No. Jasusa / GNT / Premium / Chala / regi. / 68 / 12 / vashi. / 175, 13, dated- 11/02/2013 And by virtue of the said Order Mutation Entry No. 11284, dated- 11/03/2013 effected in revenue records.

AND WHEREAS Shri Indravadan Gulabchand Shah made an application before Collector Valsad for NA Permission. And Collector Valsad gave NA permission vide its permission No.CB / NA / Regi. 29 / 2013-14 / vashi-957-965 / 2014, dated-03/03/2014. And by virtue of the said order Mutation Entry No. 11679, dated-15/03/2013 effected in revenue records.

AND WHEREAS (1) Shri Harinkumar Indravadan Shah (2) Shri Ketankumar Indravadan Shah & (3) Shri Yatinlumar Indravadan Shah made an application before Collector Valsad to fix the premium of the said land as the said land is New Tenure Land. And Collector Valsad passed an Order vide its Order No. Jasusa / GNT / Premium / Chala / regi. / 77 / 12 / vashi. / 693-95, dated- 08/04/2013 And by virtue of the said Order Mutation Entry No. 11392, dated- 24/05/2013 effected in revenue records.

AND WHEREAS (1) Shri Harinkumar Indravadan Shah (2) Shri Ketankumar Indravadan Shah & (3) Shri Yatinlumar Indravadan Shah made an application before Collector Valsad for NA Permission. And Collector Valsad gave NA permission vide its permission No.CB / NA / Regi. 30 / 2013-14 / vashi- 948-956 / 2014, dated-03/03/2014. And by virtue of the said order Mutation Entry No. 11678, dated-15/03/2013 effected in revenue records.

AND WHEREAS The Promoter had purchased the land bearing Survey No. 310, admeasuring- H. 0 = 54 Aare = 63 Sq. Mtrs., Kharaba- H. 0 = 02 Aare = 02 Sq. Mtrs. from Shri Indravadan Gulabchand Shah by a registered Sale Deed

dated-21/04/2014. And the said Sale Deed is registered in the Office Of Sub Registrar Pardi at 4474 on 22/04/2014. And by virtue of the Sale Deed Mutation Entry No. 11711, dated- 20/05/2014 effected in revenue records.

AND WHEREAS the Promoter had purchased the land bearing Survey No. 310 / paikce 1 , admeasuring- H. 0 = 56 Aare = 66 Sq. Mtrs. from (1) Shri Harinkumar Indravadan Shah (2) Shri Kotankumar Indravadan Shah & (3) Shri Yatinlumar Indravadan Shah by a registered Sale Deed dated-21/04/2014. And the said Sale Deed is registered in the Office Of Sub Registrar Pardi at 4475 on 22/04/2014. And by virtue of the Sale Deed Mutation Entry No. 11712, dated- 20/05/2014 effected in revenue records.

AND WHEREAS Shri Rajesh Chhotubhai Patel partner of Sungate Infrastructure (I.L.P) made an application before Mamlatdar Vapi for amalgamation of the said land bearing Survey No. 310, admeasuring- H. 0 = 54 Aare. = 63 Sq. Mtrs., Kharaba- H. 0 = 02 Aare = 02 Sq. Mtrs. and land bearing Survey No. 310 / paikce 1, admeasuring- H. 0 = 56 Aare. = 66 Sq. Mtrs.. And Mamlatdar Vapi passed an order vide its Order No. JMN / Ektrikaran / regi. No. 39 / vashi 558 / 14, dated-03/09/2014. And by virtue of the said order Mutation Entry No. 11829, dated-21/04/2010 effected in revenue records. And after amalgamation the said land is known as Survey No. 310, admeasuring- H. 1 = 11 Aare = 29 Sq. Mtrs., Kharaba- H. 0 = 02 Aare = 02 Sq. Mtrs..

AND WHEREAS the Promoter prepared lay-out plan and made an application before Vapi Municipality for construction permission for the land admeasuring-4,820.00 Sq. Mtrs.. And Vapi Municipality gave construction permission vide its Permission No. 46, O.W. No. Bandhkam / regi. 2 / vashi. 613 / 2015-16, dated-08/09/2015.

AND WHEREAS The Promoter has decided to construct Podium type building on the said land consisting Two Buildings "A" & "B". And parking in basement and Shops & parking on Ground Floor and Shop & Community Hall on First Floor and Skip Floor and Plats on Second Floor to Eight Floor on the said Land and the said complex to be constructed on the said larger Land shall be known as "SUNGATE".

AND WHEREAS the promoter is constructing a building known as "SUNGATE - A" on a portion of the said Larger Land and more particularly described in **Schedule -B** and hereinafter referred to as the said Land/Project Land

shown by Red coloured boudry on the Layout Plan of the said Larger Plan and marked as **Annexure 1.**

AND WHEREAS The Purchaser has taken inspection of all deeds, documents, building plans, including permission granted by the local authorities for constructing the said buildings with all common and exclusive amenities & all item and work carried out by The Vendor and The Purchaser is fully satisfied that the title of The Vendor to the said property is clear and marketable and is also satisfied with the construction quality of the building and the amenities provided therein and acquainted himself of all the above.

AND WHEREAS The Purchaser has agreed to purchase and The Vendor has agreed to sell one Flat for commercial purposes on ownership basis a Flat No. _____ on _____ Floor having as per RERA Carpet Area admeasuring-_____ Sq. Fts. (i.e. _____ Sq. Mtrs. in " SUNGATE-A " to be built upon the said land referred to in SCHEDULE-B: and of *pro rata* share in the common areas ("Common Areas") as defined under clause (n) of Section 2 of the Act (hereinafter referred to as the "Apartment" more particularly described in Schedule C and hereinafter referred to as " The Said Flat ", more particularly described in SCHEDULE-C hereunder written, with full knowledge, notice and understanding for a lump sum consideration of Rs. _____ / = (Rupees _____ Only) being the full and final purchase price.

And THE PURCHASER has paid and THE VENDOR has received the said full purchase price and the consideration against "The Said Flat " as under :-

<u>Amount</u>	<u>Date</u>	<u>Cheque No.</u>	<u>Bank's Name</u>
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Rs.

Rs.

Rs.

Rs.

Rs.

THE VENDOR doth hereby admit and acknowledge the receipt of full payment and THE VENDOR hereby convey, transfer and assign the said Flat, along with proportionate undivided impartible share in the portion of " The Said Land " to THE PURCHASER on ownership basis on the terms and conditions contained in this presence.

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

1. The foregoing recitals shall be treated as forming integral part of operative portion of this Deed and this Deed shall be read accordingly.
2. Subject to the premises and covenants contained herein to be observed by the parties here to, THE VENDOR doth hereby grants, conveys, transfers, assigns and assures unto THE THE PURCHASERS the Flat No. _____ on _____ Floor having as per RERDA Carpet Area admeasuring _____ Sq. Fts. (i.e. _____ Sq. Mtrs.) in "AASTHA AVENUE " building to be built upon a portion of " The Said Land ", referred to in SCHEDULE-B, along with proportionate undivided impartible share in the portion of "The Said Land ", along with all its freehold ownership and possessory rights, together with proportionate interest and rights in the common services, areas and facilities provided therein. TO ILAVE AND TO HOLD and enjoy " The Said Flat " hereby conveyed unto THE PURCHASER absolutely and forever free from encumbrances.
3. The Vendor hereby covenants that this Deed is executed in its entirety and the Vendor has received the entire Sale Consideration of "The Said Flat " amounting to Rs. _____ / = (Rupees _____ Only) as mentioned herein above.
4. Simultaneously with the execution of these presents, The Vendor has handed over to the Purchaser/s the vacant and peaceful physical possession of "The Said Flat" and the Purchaser/s acknowledges having taken over the vacant, physical and peaceful possession of "The Said Flat" to the Purchaser/s' entire satisfaction and the Purchaser/s has been left with no claim whatsoever against the Vendor with regard to any defects or deficiency in "The Said Flat", the amenities and fixtures and fittings provided therein and/or the title and interest of the Vendor in the said Property and the said Complex.
5. The Residential occupiers of the said project shall be entitled to use the said amenities which is provide by the Vendor with other occupiers more particularly described in Schedule-C hereunder written. It is further agreed by and between the parties that after completion of the project the occupire of the project with THE VENDOR will register the Society / Association / Company for the maintenance of the Project / Apartment.
6. THE PURCHASER hereby declares that the lay-out of the said property, sanctioned plans, designs and plans may require amendments from time

to time and that the scheme of development proposed in respect of the said Projects to be carried out by the Vendor on the said Property may be carried on over a period of time. And the Vendor in its sole discretion, is entitled to make and implement such amendments and The Purchaser/s shall not raise any objection to the same and the purchaser/s hereby agree/s, give/s irrevocable consent for the same.

7. The Purchaser/s shall be liable and hereby expressly agrees to bear and pay all applicable present and future assessment charges, maintenance charges, outgoings, existing and future taxes, and/or other associated taxes/charges and/or levies payable, if any, whether payable in the first instance, or levied from time to time or otherwise and all increases therein which are/may be levied or imposed by the Vendor and/or concerned local authorities and/or Government and/or public bodies or authorities with respect to "The Said Flat " and/or the said Residential/Commercial Building and/or the said Complex, till such time as may be determined by the Vendor.

8. All the expenses and charges for the provision, operation and maintenance of the common access roads, passages, electricity and telephone cables, underground pumps, water lines, gas pipelines, drainage lines, sewerage lines and other common amenities and conveniences, provided if any, in the said Complex and/or the said Land, shall be common and the Purchaser/s along with other purchaser of premises in the said Complex shall share such expenses and charges in respect thereof as also maintenance charges proportionately, as the case may be, as decided by the Vendor at its absolute discretion. Such proportionate amounts shall be payable by each of the purchaser of the premises in the said Complex including the Purchaser/s herein and such proportion shall be determined by the Vendor and the Purchaser/s agrees to pay the same regularly without raising any dispute or objection with regard thereto.

9. So long as each of the Flats / Shops in the said Residential/Commercial Building are not separately assessed for municipal taxes and water taxes, the Purchaser/s shall pay to the Vendor or to the said Society a proportionate share of the municipal taxes and water taxes assessed on the whole of the said Residential / Commercial Building and/or the said Property, as the case may be. Such proportion shall be determined by the Vendor on the basis of the area of each of the flats in the said Residential / Commercial Building.

10. THE VENDOR hereby consents that THE PURCHASER shall be entitled to get their names entered in the Govt. Records and Municipality records for the Flat by producing these presents. And THE VENDOR do hereby agrees to give their statements and signatures whenever and wherever necessary to transfer "The Said Flat" in the name of THE PURCHASER if necessary.
11. It is further agreed, confirmed and covenanted between the Parties hereto that the Purchaser/s shall not change the user of "The Said Flat" and/or make any structural alterations and/or construct any additional structures whether temporary or permanent, on the said Property and shall not cover or construct anything on the open spaces and/or parking spaces, including terraces and balconies, without the prior written permission of the Vendor and/or the said Society in that behalf.
12. The Purchaser/s, for himself/ herself/ themselves and with an intention to bind all persons into whose hands "The Said Flat" may hereinafter come, hereby covenant with the Vendor that they shall :
- a) maintain "The Said Flat" at his/ her/ their/ its own cost and keep it in good, tenable/ repairable condition from today and shall not do or suffer to be done anything in or to the said Residential / Commercial Building in which "The Said Flat" is situate including the lifts, staircases, common passages, landings, lobbies and other common areas and ancillaries therein which would damage or diminish them in value or adversely effect or interfere with the use and enjoyment of the same by the Purchaser/s or others which may be against the rules, regulations and bye-laws of concerned local or public bodies or any other authorities, as the case may be or change, alter or make additions or alterations structural or otherwise, in or to the said building and to "The Said Flat" or any part thereof, in any manner whatsoever, including the passages.
 - b) not store in "The Said Flat" any goods which are hazardous, combustible or dangerous in nature or are so heavy as to damage the construction or structure of the said Residential/Commercial Building and/or storing of which goods is objected to by the concerned local or other authorities and shall not carry or cause to be carried heavy packages on the upper floors which may damage or be likely to damage the staircases, common passages or any

other structure of the said Residential / Commercial Building, including entrances to said Residential / Commercial Building, and in case any damage is caused to the said Residential / Commercial Building on account of negligence or default of the Purchaser/s or his employees, agents, servants, guests, or invitees, the Purchaser/s shall be liable and responsible for the consequences thereof;

- c) carry out, at his/ her/ their/ its own cost, all internal repairs of "The Said Flat" and maintain "The Said Flat" in the same condition, state and order in which it was delivered by the Vendor to the Purchaser/s and shall not do or suffer to be done anything in or to the said Residential/Commercial Building and/or to the said Property which may be against the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchaser/s committing any act in contravention of this provision, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority;

- d) not demolish or cause to be demolished "The Said Flat" 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 Shop" or any part thereof, nor any alteration in which the elevation, walls, sections, details and / or outside colour scheme of the said Residential / Commercial Building;

- e) keep the partitions, sewers, drains, pipes in "The Said Flat" and appurtenances thereto in good tenable repair and condition and in particular so as to support, shelter and protect the other parts of the said Residential / Commercial Building and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members of "The Said Flat" without the prior written permission of the Vendor and/or the said Society and/or the concerned local authorities and/or any other public bodies;

- f) not do or permit to be done any act or thing which may render void or voidable any insurance of the said Residential / Commercial Building or any part thereof or whereby any increase in the premium shall become payable in respect of such insurance

- g) not throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from "The Said Flat" into the compound or any portion of the said Residential / Commercial Building and/or the said Property and shall not cause any nuisance, inconvenience, hindrance or disturbance to the other flat owners in the said building and the said Complex;
- h) bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authorities and/or Government and/or other public authority, on account of change of user of "The Said Flat" by the Purchaser(s);
- i) not let, sublet, transfer, assign, give on leave and license basis or part with his / her/ their/ its interest in or benefit under this Deed or part with the possession of "The Said Flat" until all the dues payable by the Purchaser/s to the Vendor or the said Society, upon formation thereof, are fully paid up and until the Purchaser/s have intimated in writing to the Vendor or the said Society of their intention to do so;
- j) observe and perform all the rules and regulations which the said Society may adopt at its inception and any additions, alterations or amendments thereof that, may be made from time to time for protection and maintenance of the said Residential / Commercial Building and "The Said Flat" 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;
- k) observe and perform all the stipulations and conditions laid down by the said Society regarding the occupation and use of "The Said Flat" and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Deed;
- l) the open spaces and common entrances, common passages, lobbies, staircases, and lifts in the said Residential / Commercial Building shall be used in a reasonable manner for the purpose of ingress and egress only and not for any storage or parking purpose or anything else. The Purchaser/s shall not use or permit the use of any part of the Property for any purpose and shall not use or permit

the use of common passages, lobbies and staircases in the said building for storage or for use by servants at any time;

m) THE VENDOR has provided Lift in the said building for Residential users.

n) the Purchaser/s shall not, at any time, do any work in "The Said Flat" which would jeopardize the soundness or safety of the said building or prejudicially affect the same;

o) THE PURCHASER shall permit the vendor / Committee / the Society and their surveyors and agents with or without workmen and others at all reasonable time to enter into and upon the said premises or any part thereof for the purpose of repairing any part of the building and for the purpose of making repairing, maintaining, rebuilding, cleaning, lighting, and keeping in order and good condition all service drains, pipes, cables, water courses, gutters, wires, partly structures or other convenience belonging to or serving or used for the said building and also for the purpose of laying maintaining, repairing, renewing, and testing drainage and water pipes and electric and telephone wire and for similar purpose.

13. The Purchaser/s shall, from time to time, sign all such applications, papers and documents and do all such acts, deeds matters and things as the Vendor or the said Society may require for safeguarding the interest of the Vendor and/or the Purchaser/s and/or the other purchaser of Flat in said Residential / Commercial Building.

14. THE PURCHASER shall maintain the front elevation and the side and rear elevation of the said building and colour scheme in the same form and shall not any time alter the said elevation in any manner whatsoever the nature of "The Said Flat" or any part thereof.

15. THE PURCHASER shall not be entitled to claim partition of their share in "The Said Land" and the same shall always remain impartible.

16. THE PURCHASER will not be entitled to get direct connections such as water pipe lines, electricity lines, Gas Lines, Cable Line, Dish TV/

Antenna etc. without the previous permission in writing from THE VENDOR/ Said Society.

17. THE PURCHASER will become member of Society or Flat Owners Association which will be formed after the building/ the Said Complex is ready for occupation. And THE PURCHASER will pay proportionate charges for the registration / forming of the said Society/Association. And THE PURCHASER will become a Member of the said Society/ Association and will abide all rules and regulation of the said Society.
18. The Promoter has given right of way for the Part " B " and hence the occupier or transferee of the owner of the Part " B" or Flat/Shop holders are entitled to use the said road. And the Allottee shall not obstruct the occupier or transferee of the owner of the Part " B" or Flat/Shop holders.

19. THE VENDOR has handed over all the relevant papers pertaining to the title of the property and Construction Permission, Lay-Out Plan, Floor Plan of the Shop purchased by the Purchaser, Land Title Report to THE PURCHASER. And THE PURCHASER had accepted the said documents/papers from THE VENDOR.

20. All stamp duty and registration charges payable for the execution and registration of this Deed shall be borne and paid by the Purchaser/s alone. The Purchaser/s alone will be responsible for the consequences of insufficient and/or non-payment of stamp duty on this Deed and/or all other documents etc. to be executed in connection therewith.

21. This Deed shall be governed by and construed in accordance with the laws of India and shall be subject to the exclusive jurisdiction of the courts in Gujarat only.

:-: SCHEDULE :-:

SCHEDULE - A :-

(Description Of the Larger Land)

ALL THESE piece or parcels of land or ground laying and being at-CHALA within the Municipality Limits of Vapi, Taluka-Vapi, District-Valsad in the Sub-District-Vapi and District-Valsad bearing

<u>Survey No.</u>	<u>H. Are.</u>	<u>Assessment</u>
310	1-11-29	2,182=00
	K. 0-02-02	
	1-13-31	

and the said land is bounded as follows :-

On or towards the East ;
 On or towards the West ;
 On or towards the North ;
 On or towards the South ;

SCHEDULE - B :-

(Description Of the said Land)

Part of the said Lareger Land admeasuring-_____ Sq. Mt. situated at Village-CHAI.A within the Municipality limits, Taluka-Vapi District-Valsad in the Registration District Valsad and Sub District Vapi bounded as follows:-

On or towards the East ;
 On or towards the West ;
 On or towards the North ;
 On or towards the South ;

SCHEDULE - C :-

(Description Of Flat)

Flat No. _____ on _____ Floor having Carpet Area admeasuring-_____ Sq. Feet (i.e. _____ Sq. Mtrs.) in building of " SUNGATE-A " built upon the land referred to the SCHEDULE-B; hereabove written with undivided imptiabile _____ Sq. Mtrs. Share in the land. And the said Flat arc bounded as follows:-

On or towards the East ;
 On or towards the West ;
 On or towards the North ;
 On or towards the South ;

(Description Of Balcony)

The Promoter hereby agrees to allot Balconies having Carpet Area admeasuring-_____ Sq. Fts. (i.e. _____ Sq. Mtrs.) forming part of Flat to the Allotee.

Total Carpet Area of Flat and Balcony admeasuring-_____ Sq. Fts. (i.e. _____ Sq. Mtrs.).

SCHEDULE - D :-

Specifications of Amenities in the Flat

Internal Specifications

- **Flooring** : Vitrified tiles in all areas.
- **Doors** : Decorative Main entrance door & SAL Wood Frame

- **Windows** : with Flush Door for Internal Room.
: Aluminium Powder epated window Mosquito Net fixed on Single Granite Sill.
 - **Kitchen** : Granite top kitchen platform with S.S. Sink and wall tile dado.
 - **Toilet** : Ceramic tiles dedo in all toilets up to lintel level with branded sanitary ware fittings & FRP doors.
 - **Electrification** : Single phase concealed copper wiring with selected Points & Modular/Standard quality switches.
 - **Plumbing** : Inside concealed plumbing of premium quality.
- Building Specifications**
- **Structure** : R.C.C. frame structure.
 - **Plaster** : Internal Gypsum finish & external double coated sand

phase plaster.

- **External Wall Finish** : Acrylic paint. .
- **Elevator** : Two Electronic digital System elevators having capacity 300-320 Kg. each.
- **Stilt Parking Flooring** : Checkered Tiles.
- **Passage Flooring** : vitrified tiles.
- **Passage Wall Finish** : Chuna Plaster.
- **Staircase** : Steps/Treads-Marble.

IN WITNESS WHEREOF the Parties hereto have set herunto their respective hands on the day and year first hereinabove written.

SIGNED & DELIVERED by) For **Sungate Infrastructure (LLP)**
THE VENDOR in the presence)
of)

1. _____) (**Shri Ardish Bejan Vapiwala**)
_____)
2. _____) (**Shri Rajesh Chhotubhai Patel**)

(**Shri Bhavesh Bhupatrai Shah**)
Authorized Partners

- **Toilet** : Ceramic tiles dodo in all toilets up to lintel level with branded sanitary ware fittings & FRP doors.
 - **Electrification** : Single phase concealed copper wiring with selected Points & Modular/Standard quality switchches.
 - **Plumbing** : Inside concealed plumbing of premium quality.
- Building Specifications**
- **Structure** : R.C.C. frame structure.
 - **Plaster** : Internal Gypsum finish & external double coated sand phase plaster.
 - **External Wall Finish** : Acrylic paint. .
 - **Elevator** : Two Electronic digital System elevators having capacity 300-320 Kg. each.
 - **Stilt Parking Flooring** : Checkered Tiles.
 - **Passage Flooring** : vitrified tiles.
 - **Passage Wall Finish** : Chuna Plaster.
 - **Staircase** : Steps/Treads-Marble.

IN WITNESS WHEREOF the Parties hereto have set hereunto their respective hands on the day and year first hereinabove written.

SIGNED & DELIVERED by _____) **For Sungate Infrastructure (I.L.P)**
 THE VENDOR in the presence _____)
 of _____)

1. _____) (**Shri Ardish Bejan Vapiwala**)
 _____)
 _____)
 2. _____) (**Shri Rajesh Chhotubhai Patel**)

 (**Shri Bhavesh Bhupatrai Shah**)
 Authorised Partners