

## AGREEMENT OF SALE

The Agreement of Sale is made and executed on this ..... day of ....., 2007 at Hyderabad by and between:

### Parties:

1.

- a) **M/s. Swarnamukhi Green Fields Pvt. Ltd.**, a Company incorporated under the provisions of the Indian Companies Act, 1956, and having its Registered Office at H.No. 2-13/31, S.S. Nagar, Opp: Hyder Nagar, Hyderabad - 500 072.
- b) **M/s. Himagiri Bio-Tech Pvt. Ltd.**, a Company incorporated under the provisions of the Indian Companies Act, 1956, and having its Registered Office at H.No. B-55, Flat No. 202, Sai Vaishnavi Vihar, Vengalrao Nagar , S R Nagar Post, Hyderabad - 500 038.
- c) **M/s. Sindhu Greenlands Pvt. Ltd.**, a Company incorporated under the provisions of the Indian Companies Act, 1956, and having its Registered Office at Flat No. 102, Dhanunjaya Nest, Rajiv Nagar, Yousufguda Hyderabad - 500 045.

\_\_\_\_\_

- d) **M/s. Goman Agro Farms Pvt. Ltd.**, a Company incorporated under the provisions of the Indian Companies Act,1956, and having its Registered Office at Plot No. 392, HMT Hills, 2<sup>nd</sup> Venture, Opp: JNTU College, Kukatpally, Hyderabad – 500 072.
- e) **M/s. Himagiri Green Fields Pvt. Ltd.**, a Company incorporated under the provisions of the Indian Companies Act,1956, and having its Registered Office at Flat No. 102, Dhanunjaya Nest, Rajiv Nagar, Yousufguda, Hyderabad – 500 045.
- f) **M/s. Nagavali Greenlands Pvt. Ltd.**, a Company incorporated under the provisions of the Indian Companies Act,1956, and having its Registered Office at Flat No. 102, Dhanunjaya Nest, Rajiv Nagar, Yousufguda, Hyderabad – 500 045.
- g) **M/s. Swarnagiri Green Fields Pvt. Ltd.**, a Company incorporated under the provisions of the Indian Companies Act, 1956, and having its Registered Office at H.No. 2-13/31, S.S. Nagar, Opp: Hyder Nagar, Hyderabad – 500 072.
- h) **M/s. Konar Greenlands Pvt. Ltd.**, a Company incorporated under the provisions of the Indian Companies Act,1956, and having its Registered Office at H.No. 2-13/31, S.S. Nagar, Opp: Hyder Nagar, Hyderabad – 500 072.
- i) **M/s. Medravati Agro Farms Pvt. Ltd.**, a Company incorporated under the provisions of the Indian Companies Act, 1956, and having its Registered Office at H.No. B-79, Madhura Nagar, Hyderabad – 500 038.
- j) **M/s. Yamuna Agro Farms Pvt. Ltd.**, a Company incorporated under the provisions of the Indian Companies Act,1956, and having its Registered Office at B-79, Madhura Nagar, Hyderabad – 500 038.
- k) **M/s. Wardha Green Fields Pvt. Ltd.**, a Company incorporated under the provisions of the Indian Companies Act, 1956, and having its Registered Office at H.No. 2-13/31, S.S. Nagar, Opp: Hyder Nagar, Hyderabad – 500 072.
- l) **M/s. Vindhya Greenlands Pvt. Ltd.**, a Company incorporated under the provisions of the Indian Companies Act,1956, and having its Registered Office at B-79, Madhura Nagar, Hyderabad – 500 038.
- m) **M/s. Vamsadhara Agro Pvt. Ltd.**, a Company incorporated under the provisions of the Indian Companies Act,1956, and having its Registered Office at B-79, Madhura Nagar, Hyderabad – 500 038.
- n) **M/s. Uttarashada Bio-Tech Pvt. Ltd.**, a Company incorporated under the provisions of the Indian Companies Act, 1956, and having its Registered Office at H.No. 2-13/31, S.S. Nagar, Opp: Hyder Nagar, Hyderabad – 500 072.

All the above companies are Land Owners being represented by their GPA Holder & Developer **M/s. Maytas Hill County Private Limited** a Company incorporated under the provisions of the Indian Companies Act, 1956, and having its Registered Office at 6-3-1186/5/A, IIIrd Floor, Amogh Plaza, Begumpet, Hyderabad -500 016, represented by its Nominee Sri.M.Theja Pratap Raju, S/o.Mr.M.Hari Prasad Raju, aged 26 years, R/o.Flat No.302, Sneha Siri Sampada Apartments, B.K.Guda, S.R.Nagar, Hyderabad – 500 038, duly authorized vide Development Agreement- Cum-General Power of Attorney dt. 30-12-2005, registered as document No. 102/2006 in the S.R.O., Medchal and vide Board resolution dated 10/11/2006.

Hereinafter collectively referred to as “**LAND OWNERS**”, which term shall mean and include all their legal heirs, successors, representatives, administrators, assignees etc.

**Maytas Hill County Private Limited** a Company incorporated under the provisions of the Indian Companies Act, 1956, and having its Registered Office at 6-3-1186/5/A, IIIrd Floor, Amogh Plaza, Begumpet, Hyderabad -500 016, represented by its Nominee Sri.M.Theja Pratap Raju, S/o.Mr.M.Hari Prasad Raju, aged 26 years, R/o.Flat No.302, Sneha Siri Sampada Apartments, B.K.Guda, S.R.Nagar, Hyderabad - 500 038, duly authorized vide Development Agreement- Cum-General Power of Attorney dt. 30-12-2005, registered as document No. 102/2006 in the S.R.O., Medchal and vide Board resolution dated 10/11/2006 as the case may be.

Hereinafter referred to as the **"Developer"** which term shall mean and include all their legal heirs, successors, representatives, administrators, assignees etc.,

...of the **First Part.**

## A N D

2. Mr. \_\_\_\_\_, S/o \_\_\_\_\_ aged about \_\_\_\_\_ years,  
R/o \_\_\_\_\_

Hereinafter referred to as the **"Purchaser"** which term shall mean and include all his/her legal heirs, successors, representatives, administrators, assignees etc.,

.... of the **Second Part.**

## Recitals

1. Whereas the Land Owners are the absolute owners and possessors of various extents of land in survey No. 192/P, 193/P, 194/P, 195/P, 196/P, 197/P, 198/P, 201/P and 282/P, situated at Bachupally village, Qutbullapur Mandal, Ranga Reddy District, which aggregates to a total extent of Acres 98.16 Guntas.
2. Whereas the Land Owners had executed a Development Agreement-Cum- General Power of Attorney dt. 30<sup>th</sup> December, 2005, in favour of the Developer herein for the development of an extent of Acres 85.36 Guntas of land out of the total extent of Acres 98.16 Guntas, by constructing independent houses and multistoried buildings consisting of residential flats. The Developer is authorized to sign and execute Agreement of Sale in favour of the prospective purchasers.
3. Whereas the Development Agreement-Cum- General Power of Attorney dated 30th December 2005 executed by the Land Owners in favour of the Developer has been registered as document no. 102/2006, in the office of the Sub-Registrar, Medchal. The Developer has obtained layout permission from Hyderabad Urban Development Authority (HUDA), under the Letter No. 5876/MP2/plg/H/2005 dt. 21-03-2006 for making a layout and developing the land by dividing the same into plots and constructing houses and other structures thereon. The said approval has been obtained in the name of the Land Owners. The Developer had, in terms of the layout permission, divided the land into plots, common areas, roads etc., and had commenced construction of independent houses and other structures over the plots in the said layout which is named as "HILL COUNTY" The above construction is in progress and the Land Owners and Developers have been offering to sell the finished houses along with plots to the prospective purchasers in respect of their respective shares as mentioned in the terms and conditions of the Development Agreement. The Property which the Purchaser intends to buy is more fully described in Schedule-1 and has fallen to the share of the Land Owner.
4. Whereas the parties of the First Part and Second Part wanted to reduce the terms and conditions of the Agreement of Sale into writing.

## This deed of Agreement of Sale witnesseth as follows:

### 1. Definitions

- a. **PROPERTY** means all the land and building as described in Schedule 1, along with all easements and other rights.
- b. **PRICE** means the total sale consideration fixed and agreed upon as payable by the Purchaser to the Land owners / the Developers as specified in Schedule-2.
- c. **CORPUS FUND** is an interest-free deposit maintained by the Developer on behalf of the Society. The amount to be contributed by the Purchaser as specified in Shedule-3

- d. **SOCIETY** means the association of house owners in Hill County as defined in the Hill County society rules and regulations.
- e. **HILL COUNTY** is the name of the town ship being developed and constructed in an extent of Acres 85.36 Guntas under the HUDA approved Letter No. 5876/MP2/plg/H/2005 dt. 21-03-2006 consisting of independent houses and Flats along with the club house, open areas and parks, amenities etc.
- f. **COMPLETION OF CONSTRUCTION** means complete construction of the Property and ready for handover of the Property to the Purchaser in Hill County.
- g. **DEVIATION** means any modification in the specification or design of the house specified in Schedule-4 which is agreed by the Developer.

## **2. Sale**

- a. The Developer and the Land Owners have agreed to sell the Property consisting of a finished house subject to Completion of Construction and land for a total Price as specified in Schedule-2 of this agreement and subject to due compliance of the terms of this agreement from time to time.
- b. On receipt of the entire Price, Corpus fund and Deviation costs and upon fulfillment of all the other terms and conditions of this agreement by the Purchaser, the Developer and the Land Owners shall execute proper deed of conveyance in favor of the Purchaser or his nominees or assignees to pass and convey an absolute title to the Purchaser.
- c. For fulfilling clause 2 (b) the Developer and the Land Owner where ever necessary shall introduce and join persons as confirming or assuring parties.
- d. The Purchaser shall take the possession of the property within 30 days from the date of notice served by the Developer to take possession of the property on completion of construction. The Completion of Construction will be certified by the Developer and the decision of the Developer shall be final in this regard. The Land Owner and the Developer will not be responsible for any losses or damages thereafter.

## **3. Payment terms**

- a. The Purchaser has paid the amount as mentioned in Schedule 2, Clause (a).
- b. The Purchaser agrees to pay the amount of Price as mentioned in Schedule 2, Clause (b) under the Payment Schedule as clearly specified therein.
- c. If the Purchaser fails to pay any of the installments in time, he will be given a grace period of 3 months during which an interest of 24% P.A. will be charged on the payment. If the default is continued beyond the grace period, the Developer has the option of canceling the allotment and the conditions of clause 9 will apply.
- d. Wherever any extension of time or any other waiver is granted by the Developer, it shall not be construed as waiver of any rights under this agreement. The Developer shall be entitled to enforce any of the terms and conditions of the agreement irrespective of any extension of time or waiver granted earlier.
- e. The Purchaser shall bear all the expenses relating to the stamp duty, registration fees, taxes, levies and any other incidental expenses. These do not form part of the Price. Apart from it any additional costs/deposits levied from time to time by the HMWSSB and APCPDCL or any other authority shall be payable by the purchaser.
- f. In addition to the Price and the Deviation Price the Purchaser shall also bear the cost of any increase in development charges as levied by the authorities from time to time.

## **4. Deviation Price**

- a. The Developer and the Land Owner is entitled to accept or reject any Deviation sought by the Purchaser in any of the Specifications mentioned in Schedule-4, at their sole discretion.
- b. The acceptance of any Deviation by the Developer shall be after the additional costs of such Deviation is estimated by the Developer and is accepted by the Purchaser along with the schedule for payment of the Deviation Price.
- c. All works related to Deviations as accepted by the Developer shall be carried out only by the Developer. The Developer may at its sole option, agree to allow the Purchaser or engage third parties to do such work. The Purchaser under no circumstances shall claim the reason of cost or any other reason for carrying out the Deviations himself or by any third party.

## **5. Corpus Fund**

- a. The interest-free Corpus fund shall be paid by the Purchaser as specified in Schedule-3 towards the maintenance of Hill County.
- b. The Corpus fund shall be held by the Developer until December 31st 2010 and will be transferred to the Society. The interest accrued shall be utilized for defraying the cost of maintenance of common areas in Hill County till 2010.
- c. The instrument of the Corpus Fund and the interest accrued thereafter shall be utilized in accordance with the bylaws of the society.

## **6. Declarations**

- a. The Land Owner and the Developer declare that --
  - i. They are absolute owners of the Property having clear right, title and interest over the land.
  - ii. They are competent and entitled to alienate the same in favor of the Purchaser.
  - iii. There are no encumbrances, litigations or disputes over the Schedule Property.
  - iv. The house shall be constructed in accordance with the specifications mentioned in Schedule 4 of this agreement, and the Floor plan annexed to this agreement as in Schedule-6.
  - v. They shall handover copies of all the link and title documents with regard to the Property to the Purchaser on the date of registration of sale deed.
  - vi. They shall obtain all the necessary permissions, from the concerned statutory authorities of the Government before registering the sale deed in favor of the Purchaser or his nominees.
  - vii. They shall maintain the township till 31st December 2010 without any additional charges payable by the Purchaser towards the maintenance of the common areas of the township, with the assistance of the Society, if necessary and as required by the Developer. The decision of the Developer in any matters relating to maintenance till 31st December 2010 shall be final and binding on all the owners despite the formation of any society till 31st December 2010.
  
- b. The Purchaser declares that -
  - i. He/She shall become a member of the Society and pay the corpus amount as specified in Schedule-3 of this agreement.
  - ii. The construction will be in accordance with the plan annexed to this agreement. However, the Developer retains the right to vary the plan as required, due to change in type-design or if it is required due to general change in design or special conditions of the site. The Purchaser will not have any right to change / modify the plan / design under any circumstances.
  - iii. He/She shall abide by the by-laws and other regulations set up by the Society and pay all dues to Society in time. He/She further grants the Society, the right to enforce the collection of society dues by withholding utilities including water and electricity for non payment of dues or any other measure to ensure proper and timely payment by owners.
  - iv. He/She shall abide by the rules and regulations of HILL COUNTY, the Club House and the Occupiers handbook signed along with this agreement of sale.
  - v. He/She has read and understood all the by-laws, regulations of the Society and the rules and regulations of the Hill County Club and the Occupiers handbook and has fully understood the clauses and confirms that He/She shall fully abide by the terms and conditions.
  - vi. He/She shall not cause any nuisance or disturbance to any of the other owners or occupants in the layout. In the event of any conflict, the Purchaser confirms that He/She shall abide by the decision of the Developer till December 2010 or the Society as the case may be.
  - vii. He/She shall not occupy or encroach any of the common areas or open spaces in Hill County or the land of any of the other owners or occupants of Hill County.
  - viii. He/She (if NRI) shall abide by the prevailing Foreign exchange laws, notifications, guidelines, RBI regulations etc., for the purchase of Property in India.

## **7. Construction**

- a. The Developer and Land Owner assures to complete the construction of Property in 24 months from the date of the erstwhile Agreement dated 04-04-2006 subject to the availability of steel or other construction material and any other causes beyond the control of the Developer.
- b. Provided that the Developer shall have a further grace period of 3 months.
- c. The Developer shall be entitled to further periods if the construction is delayed due to natural calamities like floods, war, earthquake, fire or stay of construction by any court or authority or any other emergencies including riots and any terrorist activities, which are beyond the normal control of the parties of the First Part.
- d. In the event of any further delay beyond the time stipulated in Clause 7(a), 7(b) and 7(c), the Developer and the Land Owner shall pay the Purchaser an amount of Rs 5/- per sft of contracted built-up area for every month of delay up to a maximum of 8 months.
- e. Where there is reduction of more than 2% of the actual built up area against the built up area specified in Schedule- 1 due to variation of the design which is not covered under Clause 4 , the Developer and the Land Owner will compensate the Purchaser by paying double the price of the reduced area.
- f. Where construction of house is not yet complete on execution of this agreement of sale, it is the responsibility of the Developer to complete construction of the house. It is fully understood by the Purchaser that any construction in Hill County shall be solely done by the Developer and the Purchaser has agreed to the same.

## **8. Purchaser Rights**

The Purchaser shall have the right to enjoy and use, along with the other Purchasers including the Developer and Land Owners, any roadways, approaches and entry passages, water, drainage and sewerage mains and other common facilities provided by the Developer and Land Owner as per the approved and sanctioned plan of Hill County.

## **9. Termination**

- a. The Developer and the Land Owners can terminate this agreement on the following grounds:
  - i. The Purchaser defaults in adhering to the Payment Schedule contained in Schedule 2 of this agreement or defaults to pay the interest and the principal within the grace period.
  - ii. The Purchaser is declared to be insane or insolvent.
  - iii. The Purchaser has been convicted or is found to be unsuitable, within the absolute discretion of the Developer, to be a resident of Hill County.
  - iv. The Purchaser defaults in payment of the Corpus Fund or violates any of the terms and conditions of this agreement.
- b. The Purchaser can terminate this agreement upon the Developer failing to construct the property within the period stipulated in this agreement and the given grace period and the additional 8 months penalty period as provided in clause 7(a), 7(b) and 7(c).
- c. Termination shall be by a written notice delivered to the opposite party in the manner set out in this agreement.
- d. Upon termination of this agreement, the Developer and the Land Owners shall be entitled to alienate the property to any third party without any further notice to the Purchaser, and adjust the sale proceeds against the unpaid price.
- e. When the termination is by the Developer and Land Owners and there is a deficit out of implementation of Clause 9 (d) the Developer and the Land Owner will be entitled to recover the said deficit as compensation from the Purchaser.

## **10. Transfer**

- a. The Purchaser shall not transfer or assign, part with the interest or possession of the Property under this agreement prior to execution of sale deed without the prior permission in writing from the Developer and Land Owner.
- b. Any transfer or agreement made by the Purchaser in contravention to clause 10 (a) above will be null and void and shall not be binding on the Developer and the Land Owner in any manner whatsoever.
- c. If the Purchaser wants to transfer this agreement, he shall have to intimate the same in writing to the Developer and Land Owner prior to such transfer and has to pay a transfer fee of Rs. 50,000/-. Further, he has to give full details of the prospective purchaser in the prescribed format and shall also ensure that the prospective purchaser signs all the necessary documents given by the Developer / Society and abides by the rules and regulations of Hill County.

## **11. Inspection of Site**

- a. The Purchaser may visit the site by fixing a prior appointment with the Developer. However, it is advised not to visit the site while construction activity is going on.
- b. The Developer and Land Owner shall not be held responsible for accidents, if any during such visits to the site.

## **12. Formation Of Society**

- a. The Purchaser agrees to become a Member of the Society created on behalf of the residents of Hill County to look after the maintenance and welfare of the Township of Hill County.
- b. The Purchaser also declares that he has read the rules and regulations of the Society and agrees to abide by them including timely payment of Society dues.
- c. The Purchaser grants the right to the Hill County Society to deny access to utilities like water electricity etc. or for any other action to be taken by the Developer / Society in case of non-compliance of the Purchaser with the Society rules.

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### **13. Notices**

- a. All notices, requests or instructions to be given hereunder by any party to the other shall be in writing, in English language and delivered personally, or sent by registered mail postage prepaid, or courier, or facsimile (followed by a confirmation by mail), addressed to the concerned party at the address set forth below or any other address subsequently notified to the other parties.

The addresses of the parties for the purpose of serving all notices, are as follows:

**Land Owners:**

Maytas Hill County Pvt Ltd.  
Regd. Office: 6-3-1186/5/A, III Floor,  
Amogh plaza, Begumpet,  
Hyderabad-16  
Ph: 23408100.

**Developers:**

Customer Support Department  
Maytas Hill County Pvt Ltd.  
Hill County, Bachupally, Miyapur,  
Hyderabad – 500 072.  
Ph: 40009111.

**Purchaser:**

- b. For the purposes of Section 9, a notice shall be deemed to be effective
  - i. In case of a registered mail, seven days after posting,
  - ii. In case of courier, two days after dispatch by the party,
  - iii. In case of a facsimile, 24 hours after transmission and receipt of a confirmation in this regard, and
  - iv. In case of personal delivery, at the time of delivery.

### **14. Arbitration**

- a. In the event of any dispute between the parties in connection with the validity, interpretation, implementation or breach of any provision of this agreement or any other disputes including the question of whether there is proper termination of the agreement shall be resolved through arbitration by appointing a sole arbitrator by the Managing Director of the Developer. The Decision of the Arbitrator shall be final and binding on both the parties.
- b. The arbitration proceedings shall be in accordance with the provisions laid down in the Arbitration and Conciliation Act, 1996 and shall be governed by the law in A.P. subject to the authorized arbitration clauses. The venue of the Arbitration proceedings shall be Hyderabad and the language shall be English. All the proceedings are subject to the exclusive jurisdiction of the courts at Hyderabad only.

### **15. Severability**

If any provision of this agreement or the application thereof to any person or circumstance shall be invalid, prohibited or unenforceable to any extent for any reason including by reason of any law or regulation or government policy, this agreement shall be considered divisible as to the extent of such provision only. The remainder of this agreement and the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby and each provision of this agreement shall be valid and enforceable to the fullest extent permitted by law. Any invalid or unenforceable provision of this Agreement shall be replaced with a provision, which is valid and enforceable and most nearly reflects the original intent of the unenforceable provision.

## **16. Jurisdiction**

The Agreement of Sale is executed under the jurisdiction of the Courts of Hyderabad and any dispute arising out of this agreement will be interpreted and dealt with in the Courts of Hyderabad only.

IN WITNESS WHEREOF the Land Owners, Developer and Purchaser have signed this Agreement and executed on the day, month and year first hereinabove mentioned.”

### **WITNESS:**

1.

1. For Maytas Hill County Pvt. Ltd.,

(GPA HOLDER OF LAND OWNERS)

2.

2. For Maytas Hill County Pvt. Ltd.,

(AUTHORISED SIGNATORY)  
(DEVELOPER)

3.

(PURCHASER)

## Schedule 1 - Property

All that part and parcel of Plot No. \_\_\_\_\_ admeasuring an extent of \_\_\_\_\_ Sq. Yards along with the constructed building with a planned built up area of \_\_\_\_\_ Sq. Ft. situated in the lay out known as Hill County in Survey Nos. 192/P, 193/P, 194/P, 195/P, 196/P, 197/P, 198/P, 201/P and 282/P, of Bachupally Village, Qutubullapur Mandal, Ranga Reddy Dist., bounded by:

NORTH :  
EAST :  
SOUTH :  
WEST :

1. For Maytas Hill County Pvt Ltd.,

**WITNESS:**

1.

(GPA HOLDER OF LAND OWNERS)

2. For Maytas Hill County Pvt. Ltd.,

2.

(AUTHORISED SIGNATORY)  
(DEVELOPER)

3.

(PURCHASER)

## Schedule 2 - Price

Total Consideration : Rs. /- (Rupees only)  
(excluding payments mentioned in Clause 3(e) and 3(f) & Clause 5(a))

a) Amount paid : Rs.

b) Future payments: -

<u>Installment</u>	<u>Due Date</u>	<u>Amount payable</u>
1	On Completion of Foundations or Before 30-6-2006, which ever is earlier	Rs.
2	On Completion of First Slab or before 30-10-2006, which ever is earlier	Rs.
3	On completion of Second Slab Or before 02-03-2007 whichever is earlier	Rs.
4	On completion of Finishing or before before 31-08-2007 whichever is earlier	Rs.
5	Handover	Rs.
<b>TOTAL</b>		<b>Rs.</b>

1. For Maytas Hill County Pvt Ltd.,

**WITNESS:**

1.

(GPA HOLDER OF LAND OWNERS)

2. For Maytas Hill County Pvt. Ltd.,

2.

(AUTHORISED SIGNATORY)  
(DEVELOPER)

3.

(PURCHASER)

### Schedule-3 - Corpus Fund

Interest-free corpus fund of Rs.                   /- shall be paid at the time of Registration of Sale Deed.

**WITNESS:**

1.

1.       **For Maytas Hill County Pvt Ltd.,**

**(GPA HOLDER OF LAND OWNERS)**

2.

2.       **For Maytas Hill County Pvt. Ltd.,**

**(AUTHORISED SIGNATORY)  
(DEVELOPER)**

3.

**(PURCHASER)**

## Schedule-4 - Property Specifications

This Schedule specifies the property specifications. For further information please refer to the Technical Brochure

**FOUNDATION/STRUCTURE** Earthquake resistant RCC Frame work in accordance with IS: 456:2000 & 1893:2002.

**WALLS** 230mm thick External Walls and 115mm thick Internal Walls with Table Moulded Bricks.

**WALL FINISHES**

**INTERNAL WALLS/CEILING**  
Smooth plastered surface treated with luppam/putty and painted with acrylic emulsion

**EXTERNAL WALLS**  
Sponge finished plaster admixed with water proofing compound and painted with weather proof cement paint of approved make and color.

**CLADDING / TEXTURE PAINT**  
Sand stone / Slate stone cladding & Texture Paint at Designated Areas.

**FLOORING** Engineered Wooden Flooring for Master Bed Room/Family Room & Staircase Area with skirting. 2'X2' Vitrified Ceramic Tile Flooring in Drawing / Living / Dining / Kitchen / Three Bed Rooms with skirting. Non Skid Ceramic Tile flooring in Toilets & Ceramic Tile Dadoing upto Ceiling. Rustic series ceramic tiles for patios.

**DOORS & WINDOWS**

**Main Door**  
Teak wood panelled shutter with teakwood frame finished with melamine polish with good quality hardware and suitable locking arrangement.

**Internal Doors**  
35mm thick One side Veneered & other side painted Flush door Shutters with Teak wood frame fixed with good quality hardware.

**WINDOWS**  
Powder coated aluminum Sliding / Casement glazed windows with plain float glass.

**KITCHEN** Aesthetically finished modular kitchen with polished granite platform, stainless steel sink and chimney.

**ELECTRICAL INSTALLATIONS** Automatic change over switch between normal and backup power. Flame retardant, low smoke medium duty PVC conduit with modular switches.

**TELEPHONE / DATA CONNECTIONS**  
RJ45 outlet in Family, Master bed, Bed-2 and Guest bed rooms for internet connections RJ11 outlets in Drawing, Living, Kitchen, Family and all Bed rooms for telephone connections TV outlets in Living, Family and all Bed rooms.

<b>SANITARY &amp; PLUMBING WORKS</b>	<p><b>Sanitary Fittings</b> Ceramic ware of superior brands like Toto or equivalent. Bath tub for Master Bedroom and shower cubicles in other bathrooms except maids toilet CP fittings with superior range like Ess Ess or Equivalent in Toilets and Kitchen.</p> <p><b>WATER SUPPLY PIPING</b> Superior quality CPVC piping with special fittings as per relevant IS specifications</p> <p><b>SANITARY AND RAIN WATER PIPING</b> Superior quality PVC with special fittings as per relevant IS specifications</p>
<b>STAIRCASE RAILING / EXTERNAL HAND RAILING</b>	1 metre height MS Powder coated Railing for Staircase and Balconies.
<b>TRELLIS</b>	<p><b>Porch and trellis at Ground Floor Level</b> Metal trellis covered with poly carbonate sheet</p> <p><b>Other Trellis at First Floor level, Terrace and Roof level</b> Reinforced cement concrete finished with sand faced plaster and painted with weather proof Cement paint.</p>
<b>EXTERNAL PAVINGS</b>	Cement based Paving tiles
<b>LANDSCAPING</b>	Landscaped front yard with grass cover and specific plantation as per architect's design.
<b>COMPOUND WALL</b>	Aesthetically designed 5' high masonry wall with plaster and painted with weather proof paint at rear and sides of the building
<b>SPECIAL FEATURES</b>	100% Backup Power except for AC machines. Independent Security System Individual Solar Water Heater Centrix Central telecom exchange

**Witness:**

1.

1. For Maytas Hill County Pvt Ltd.,

(GPA HOLDER OF LAND OWNERS)

2.

2. For Maytas Hill County Pvt. Ltd.,

(AUTHORISED SIGNATORY)  
(DEVELOPER)

3.

(PURCHASER)

## Schedule-5 - Deviation

Deviations if any: Nil.

**Witness:**

1.

1. For Maytas Hill County Pvt Ltd.,

(GPA HOLDER OF LAND OWNERS)

2.

2. For Maytas Hill County Pvt. Ltd.,

(AUTHORISED SIGNATORY)  
(DEVELOPER)

3.

(PURCHASER)

## Schedule-6 - Floor Plan

