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DIGITALLY VERIFIED RECORD

CONSTRUCTION AGREEMENT

THIS CONSTRUCTION AGREEMENT ENTERED INTO AT TRICHY ON 26th xxxxx 2026 BETWEEN

Mrs T. SUMATHI_____, (Aadhar No.)w/o _____ residing at no; ----------, trichy-620021_ hereinafter referred to as the **"PROMOTER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners).

PROMOTER **ALLOTTEE**

AND

Mr. xxxxxx (Aadhar No. _____) (PAN No : _____), S/o of Ramanathan, residing at _____ hereinafter called the **"ALLOTTEE**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees).

The Promoter and the Allottee shall hereinafter be referred to as **PROMOTER** and **ALLOTTEE** respectively.

WHEREAS **Mr xxxxx is** the absolute and lawful owner of lands admeasuring 3763 square meters comprised in T.S.No ;3 GOLDEN ROCK ZONE OF TRICHY CITY CORPORATION, in TRICHY WEST TALUK, TRICHY DISTRICT ("**Said Land**") purchased the same vide sale deed dated 29/01/2010, registered as document no.1498/2010 at the office of the joint I, Sub-Registrar, Trichy. The ALLOTTEE and the Land Owner entered a separate Agreement for Sale of Undivided Share of Land on 00.00.2026.

A. The Promoter has formulated a scheme for developing the Said Land. The Said Land is earmarked for the purpose of Residential Apartment project comprising of one Block consist with stilt + 5 Floors in total having 47 flats with amenities and facilities and named as **MANOO MAYFAIR**. (Herein after referred to as "**PROJECT"**).

B. The requisite sanctions, authorizations, consents, no objections, permissions and approvals from the appropriate authorities was obtained for construction and development of the Project vide Planning Permit No.154/2026 dated 16/7/2026 issued by Joint director, Town and country planning, Trichy District office and Building Permit No.086/BL/2026/00254 dated 27/08/2026 issued by Assistant commissioner, Golden rock zone, Trichy city corporation.

C. The Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at TNRERA on xx/xx/2026 under registration No; **TN/16/BUILDING/xxx/2026**

D. The Allottee has already scrutinized all sanctions, authorizations, consents, no objections, permissions and approvals issued by the appropriate authorities and satisfied with the title and statutory compliance with regards to the Project;

E. The Allottee desirous of owning an apartment in the Project has entered into an Agreement for Sale with the Owner for purchase of **xxxx square feet** of undivided share of land in the **Said Land**, which is more fully described in Schedule B hereunder and secured the right to appoint Promoter to construct an apartment as per the scheme formulated by the Promoter;

F. The Allottee has now applied for construction of an apartment in the Project vide Booking Form dated **00.00.2026** to the Promoter and the Promoter has agreed to construct and allot apartment No. **B-000** having carpet area of **xxx square feet (xxxx sq.mt)** with exclusive utility area of **xxxx sq.mt** and super built up area of **0000sq.ft (00.00sq.mt)** including proportionate share in common area and facilities of the project along with reserved covered car parking in stilt floor of the building which is more fully described in Schedule C hereunder ("**SCHEDULE C APARTMENT**") to the Allottee.

G. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Said Land on which Project is to be constructed have been completed;

H. The Parties have decided to reduce the terms and conditions mutually agreed upon into writing through these presents.

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

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

2. AGREEMENT TO CONSTRUCT

2.1 The Allottee has joined the Scheme and entered into an Agreement for Sale, with the land owner wherein the Allottee hereby exclusively appoints and engages the promoter herein to construct and develop the Schedule C Apartment and specifications set out as Annexure II, and at the request of the Allottee, the promoter shall construct, develop and deliver to the Allottee, by paying the Cost of Construction, the Other Costs, Charges and Expenses, Statutory payments and complying with all the obligations contained herein, Apartment Space bearing No: **B 000 on the Second Floor, in the project " MANOO MAYFAIR" having RERA carpet area of XXX sq.mt** with **xxx sq.m** of exclusive utility area and **0000sq.ft. Of super built up area (00.00sq.mt)** along with Reserved covered car park no**; P- xx** in the Stilt Floor, with proportionate share in the Common Areas and Facilities of the project as detailed in Schedule C hereunder and hereinafter referred to as the **SCHEDULE C APARTMENT**.

2.2 The Allottee is fully aware that the promoter will be construct in the Schedule A property in phases and the Allottee will have no objection to such constructions or the usage of the common amenities as applicable to the entire of the Schedule A property, including roads, right to draw water, sewerage, electricity, data, voice lines etc. and cables as the case may be by the promoter.

2.3 The Allottee is also aware and agrees that the Common Amenities and Facilities shall be completed at the completion of the Development, common amenities and facilities of the said project shall be completed from time to time, some of them by end of the completion of the entire said project.

2.4 SPECIFICATION AND PLAN

(a) The Promoter shall construct allot and deliver the Schedule "C" Apartment as per the plan and in accordance with the Specifications set out herein to the Allottee at the cost of Allottee. The Allottee hereby acknowledges that he has reviewed the plan and the specifications and has got satisfied with the same.

(b) The promoter shall not make any additions and alterations in the plans, Specifications, Approved Plans, described therein in respect of the Schedule "C" Apartment, without the previous written consent of the Allottee. Provided that the Promoter may make such minor additions or alterations as may be required by the Allottee or such minor changes or alterations as per the provisions of the Act or any direction of any Authority.

3.CONSTRUCTION COSTS AND OTHER RELATED PAYMENTS:

a. The Construction Cost of the Schedule C Apartment hereby agreed to be constructed and delivered to the Allottee based on the carpet area shall be **Rs 00000- (Rupees _____Only)** which includes the following other costs and charges and statutory payments.

b. The cost of construction of the schedule C apartment mutually agreed to is **Rs _____- (Rupees _____ Only)** which excludes the cost of registration of construction agreement, if any

c. A sum of **Rs.000 (Rupees _____ Only),** towards Fees, Deposits and Incidental Expenses for Electricity Connection Charges.

d. A sum of **Rs.**0000**- (Rupees _____Only),** towards Legal and Documentation charges.

e. A sum of **Rs. 0000 (Rupees _____ only)**, towards property Tax assessment charges, water and sewage connection charges.

f. A sum of **Rs._____- (Rupees _____ Only)**, towards GST (calculated at 5% of total value of entire consideration i.e. inclusive of Land Cost, as per GST Notification).

g. Tax Deduction at Source ("TDS") of 1% of Sale Consideration shall be paid by the Allottee as per the provision of Section 194 IA. The Allottee shall issue a certificate of deduction of tax in Form 16 B to the promoter on or before 7th day of the subsequent month of deduction.

h. The Cost of Construction also includes Taxes (Consisting of tax paid or payable by the promoter by way of Goods and Service Tax, and Cess, in connection with the construction of the project payable by the promoter) up to the date of handing over the possession of the Schedule C Apartment.

i. Provided that in case there is any change / modification in the existing Taxes and any other new Taxes, the subsequent amount payable by the Allottee to the promoter shall be increased/reduced based on such change/modification.

j.The Allottee shall pay the Balance Cost of Construction to the promoter as set out in the Payment Plan as described in SCHEDULE– D hereto. The Allottee authorizes the promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object / demand/direct the promoter to adjust this payment in any manner.

4. MODE OF PAYMENT

(a)The Allottee has paid a sum of **Rs.10,000/- (Rupees Ten Thousand Only)**, by cash to promoter as booking amount at the time of allotment of the Apartment;

(b)The Allottee shall pay the balance consideration amount as per the schedule of payments detailed in the SCHEDULE– D hereunder;

The Allottee has assured the Promoter that the Balance Cost of Construction and Other Cost Charges and Expenses shall be paid to the promoter by the Allottee as per the schedule of payment envisaged in the Payment Plan hereto which is linked to the stages of construction, without any delay or default. The Allottee is fully aware and has agreed that the time of payment of the Balance Cost of Construction and each of the installments is the essence of the contract in view of the Scheme. The Allottee has assured the promoter that the Balance Cost of Construction, the Other Cost Charges and Expenses and the statutory payments shall be paid by the Allottee within 7 days of the promoter having raised a demand for payment of such installment. The Allottee is fully informed by the promoter that any default in payment of the above said amount affect the completion of the project.

c. All payments shall be made by cheque /Pay Order / RTGS payable in favor of the promoter into the project Account name **"xxxxxxx" at STATE BANK OF INDIA**, Siruthozil Tiruchirapalli Branch, Trichy-08 in **Account No.45634460827, IFSC Code: SBIN0064887**. The date of credit of the amount into the account of the Promoter will be considered as the date of payment made by the Allottee and the delayed payment charges will become payable from the due date;

d. The Allottee has been made aware and is fully aware that there are other Apartment Owners who would be joining the Scheme and would rely upon the assurance given by the Allottee herein, of the payment Balance Cost of Construction, the Other Charges and Expenses and the statutory payments on time and without any delay or default.

e. In case of the first time a cheque is dishonored, a sum of Rs.2500/- (Rupees Two Thousand Five Hundred Only) would be debited to the Allottee/s account. In the event of a cheque being dishonored for the second time, a sum of Rs.5000/- (Rupees Five Thousand Only) would be debited to the Allottee's account

f. The Balance Cost of Construction is escalation-free, however the Allottee hereby agrees to pay, any increase in Cost of Construction on account of development charges payable to the Authority and / or Statutory payments which may be levied or imposed by the competent authority and /or any other increase in charges, which may be levied or imposed by the competent authority other from time to time.

g. In case there is any change / modification in the Statutory Payments, the subsequent statutory payments shall be increased/reduced based on such change/modification. The promoter hereby agrees and undertakes that while raising a demand on the Allottee for increase in Statutory Payments, the Allottee shall enclose the notification / order / rule / regulation for effecting the increase in Statutory Payments along with the demand letter being issued to the Allottee.

h. The Allottee shall not delay, withhold or postpone the payments due as mentioned in SCHEDULE-D, on whatever reason and in that event, Allottee shall be responsible for any consequential sufferance or damages and they shall adhere to all terms of this agreement.

i. The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his part to comply with the applicable guidelines issued by the Reserve Bank of India, he shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time. The Promoter accepts no responsibility in this regard

j. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

PROMOTER **ALLOTTEE**

5. PERIOD OF COMPLETION AND HANDING OVER OF POSSESSION:

(a)The Promoter agrees to complete the construction of the Schedule C Apartment within 24 months with grace period of 6 months from the date of this Agreement. The Promoter agrees and understands that timely delivery of possession of the Apartment is the essence of the Agreement. The Promoter, based on the approved plans and specifications, assures to hand over possession of the Apartment as committed, unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project ("Force Majeure"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Apartment, provided that such Force Majeure conditions are not of a nature, which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allotment within 180 days from that date of determination of impossibility of performance. After refund of the money paid by the Allottee, Allottee agrees that he/ she shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement

(b)The Promoter, upon completion of construction of the Apartment shall intimate to the Allottee of the same at the last known address of the Allottee by letter and the Allottee shall take possession of the Apartment within 15 days of receipt of such intimation. The Promoter shall not be liable in any manner whatsoever, for failure of the Allottee to take over possession of the Apartment.

(c) Upon receiving a written intimation from the Promoter as per clause 5 (b), the Allottee shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Apartment to the Allottee. In case the Allottee fails to take possession within the time provided in clause 5(b), such Allottee shall continue to be liable to pay maintenance charges as applicable

(d)The Promoter shall hand over possession of the Apartment to the Allottee as committed subject to receipt of the entire consideration as per Schedule D including the other payments and payment due under the agreement for sale for purchase of the Schedule B property have been made. It is made abundantly clear that the obligation of the Promoter to handover the Apartment to the Allottee does not arise until the Promoter receives the entire payments.

(e)The Allottee shall not do or permit any agent / workers to carry out any work in the Apartment, until possession is handed over to the Allottee. The Promoter is not answerable to any thefts during the course of the interior works and other works done by Allottee.

6. DELAY AND DEFAULT IN PAYMENT OF INSTALLMENT AND CONSEQUENCES BREACH OF TERMS AND ITS REMEDY:

I. ALLOTTEE'S COVENENT

1.It is specifically agreed by the Allottee that the promoter has agreed to construct the Schedule "C" Apartment and accept the aforesaid Cost of Construction on the specific assurance of the Allottee That the Allottee shall:

(a) make payment of the Balance cost of Construction as mentioned hereinabove and all other Charges and Expenses and the statutory payments, to the promoter from time to time without any delay or demur for any reason whatsoever, time being of the essence;

(b) Observe all the terms hereof and restrictions stated in this Agreement and the Agreement for Sale; and

(c) Be aware at all times that any breach or failure to observe any of the obligations and restrictions Contained herein would constitute a major breach of the terms of this Agreement by the Allottee As well as Agreement for Sale.

2. The Allottee hereby agrees and undertakes that he accord/s his irrevocable consent that any payment Made by the Allottee to the promoters hereunder shall, notwithstanding any communication to the Contrary be appropriated in the manner below:

(a) Firstly, towards the statutory payments which are due in relation to the Schedule "C" Apartment And / or this Agreement

(b) Secondly, towards costs and expenses for enforcement of this Agreement and recovery of the Outstanding dues towards the consideration payable either under this Agreement and Or Agreement for Sale, as the case may be due by the Allottee;

(c) Thirdly, towards Interest on any amounts that are due payable under this Agreement; and Cost of construction of the schedule C Apartment and consideration under the Agreement For Sale.

3. In the event of the Allottee failing to pay the aforesaid sums, in the manner provided in Schedule D or cancel/withdraw from the Project except for the default of the Promoter, then the Promoter at their discretion after due notice of 15 days to the Allottee is entitled to cancel this Agreement and re-allot the Apartment, to the another party and the Allottee shall thereafter have no right, interest or claim over the Apartment. Consequent to such termination, subject to deduction of the Booking Amount, taxes paid and interest, the Promoter shall refund the monies collected from the Allottee within 90 days of such cancellation without interest, simultaneous to the Allottee executing necessary cancellation and registration of the Agreement and/or sale deed by the Allottee.

4. The Allottee hereby agrees that the assignment of the Allottee's right under this agreement to any third party is subject to the prior written permission of the Promoter and further agrees to pay to the Promoter an Assignment fee of 150 per square feet for on the super plinth area in the schedule C property besides GST and applicable taxes, provided however the Allottee has paid all the installments due till the date of such assignment and after fulfilling all the terms and conditions of the promoter.

5. In the event of breach by the Allottee of any of the terms of this Agreement, and such breach not being cured, within a period of 15 days of being notified of such breach, the promoter will be entitled to terminate this Agreement as breach by the Allottee and on such termination the promoter will be entitled to the rights as provided in clause 6.6 below.

6. In case of termination of this Agreement in terms of clause 6.5 above, the promoter shall refund the amounts paid toward the Cost of construction to the Allottee within 90 days after deducting the Booking Amounts, taxes paid and the Interest.

7. The Parties hereby confirm that this Agreement and the Agreement for Sale of even date entered into by the Allottee shall co-exist or co-terminate.

8. It is specifically agreed by the Allottee that the Allottee shall bear all statutory charges from the date of intimating the readiness of the Apartment for handover by the Promoter.

II. PROMOTER"S COVENANT:

1."Force Majeure" A Force Majeure event shall include and mean any event that is beyond the control of the promoter such as :-

i) War,
ii) Flood,
iii) Drought
iv) Fire,
v) Cyclone
vi) Earthquake
vii) Any other calamity caused by nature.
viii) Any other cause that shall be beyond the control of the promoter.
Ix) Spread of Epidemics and Lockdown Subject to the Force Majeure clause.

The Promoter shall be considered to be on default, in the following events:-

A .Promoter fails to provide ready to move in possession of the Apartment to the Allottee within the time period specified.

PROMOTER **ALLOTTEE**

B. Discontinuance of the Promoter's business as a developer on account of suspension or revocation of his registration under the provisions of the Real Estate Regulatory Authority Act or the rules or regulations made there under;

C. In case of Default by Promoter under the conditions listed above, Allottee is entitled to the following:

D. Stop making further payments to Promoter as demanded by the Promoter. If the Allottee stops making payments, the Promoter shall correct the situation by completing the construction milestones and only thereafter the Allottee be required to make the next payment without any penal interest; or

E. The Allottee shall have the option of terminating the Agreement in which case the Promoter shall Be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the Apartment, along with interest at the rate of 1% per annum specified in the Rules within 180 days of receiving the termination notice, simultaneous to the execution of cancellation agreement and registration thereof, if required

If the project not completed in time, Provided if Allottee does not intend to withdraw from the project or terminate this Agreement, the Allottee shall be paid, by the promoter the sum of Rs.8000 for 2 bedroom apartment and for Rs.10000 for 3 bedroom apartment as rent, for every month of delay till the handing over of the possession of the Apartment subject to Allottee makes payments on time as per schedule of payments

F. The Completion period shall be extended by such time as the promoter may specify in writing if the development is delayed by any Force Majeure event, provided that such Force Majeure events are not of a nature which makes it impossible for the promoter to implement the project.

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G. The Allottee agrees and confirms that in the event it becomes impossible for the promoter to implement the project due to Force Majeure events, then this Agreement shall stand terminated and the promoter shall refund to the Allottee the entire amount within 180 days from that date. After the refund of the money paid by the Allottee will not have any rights, claims etc. against the promoter and that the promoter shall be released and discharged from all its obligations and liabilities under this Agreement. The allottee shall execute necessary sale cancellation deeds or agreements as the case may be.

H. That the allottee shall have no enforceable rights under the Agreement until the Allottee has complied with all his obligations under this Agreement, there being no default by the promoter.

I. That the Allottee is entering into this Agreement for the allotment of a Residential Unit with the full knowledge of all laws, rules, regulations, notifications applicable to the project in general and this project in particular.

J. That the Allottee is aware that the construction of the other Apartment in the project will be done from time to time and at varied prices at the sole discretion of the promoter and the Allottee undertakes and agrees not to question such Cost of Construction of other Apartment to be constructed in the project.

7.RIGHT OF THE PROMOTER TO DEVELOP THE SCHEDULE "A" PROPERTY AND PROJECT, ALL THE COMMON AREAS AND FACILITIES IN THE PROJECT AND MAINTENANCE OF COMMON AREAS AND AMENITIES IN THE PROJECT:

1.The Allottee shall have no right whatsoever to obstruct or hinder, on any ground, the progress of the construction on the project or any part of the Development of the project. The Allottee is fully aware that the promoter will be constructing in the Schedule "A" Property and the Allottee will have no objection to such constructions or the usage of the Common Area and Facilities as applicable to the entire of the project, including roads, right to draw water, sewerage, electricity data, voice lines etc. and cables as the case may be.

2 The Allottee acknowledges that for all the rights which the promoter has under this Agreement for and towards Common Areas and Facilities in the Project, the Allottee will along with the other owners of Apartment will grant the promoter or any one claiming through the Promoter easement rights to services, the erections, displays etc. which the promoter easement rights to services, the erections, displays etc. which the promoter may have installed.

PROMOTER **ALLOTTEE**

3. The promoter /Maintenance agency / Association of Owners shall have rights of unrestricted access of all Common Areas, Reserved Car parks for providing necessary maintenance services and the Allottee agrees to permit the Association of Owners and / or maintenance agency to enter into the project or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right and defect.

4. The right of entry and passage for the promoter and agents or workmen of the purchase to other parts of the project at all reasonable times after notice to enter into and upon other parts of the project for the purpose of repairs or maintenance of the Apartment or for repairing, cleaning, maintaining or renewing the water tanks, sewer, drains and water courses, cables, pipes and wires causing as little disturbance as possible to the other owners and making good any damage caused;

5. The agreement to be entered into by the promoter with the purchaser in the proposed project shall contain covenants similar and identical to the covenants contained herein.

6.The Allottee shall not do or permit any agent / workers to carry out any work in the Apartment, until possession is handed over to the Allottee.

7. The Promoter shall provide essential maintenance services to common areas / amenities / facilities from the date of completion of the Project at reasonable cost, for the period of one year by themselves or through any other agency appointed by the Promoter by collecting maintenance charges from the allottee's.

8.The Parties may mutually agree to execute an independent maintenance agreement at the time of handover of the Apartment with the Promoter or nominated maintenance agency. The rights, duties and obligation of maintenance of the Common Areas and amenities provided in the Project may be captured in the said maintenance agreement (Maintenance Agreement). The Allottee shall pay the monthly maintenance charges to the Promoter or agency to be appointed by the promoter.

9.Any capital expenditure for providing additional amenities shall be met out by the Promoter from and out of the Corpus Fund with the consent of the association of allottee's.

10.The capital expenditure spent of the Corpus Fund shall be replenished by raising pro-rate demand and collection from each Allottee, if the Allottee defaults in making the proportionate Corpus Fund the Promoter shall be entitled to collect the prescribed interest for the due payments.

PROMOTER **ALLOTTEE**

11.The Allottee along with the other allottee's of the Project shall ensure that the owners welfare association is formed as per the provisions of the Tamil Nadu Apartment Ownership Act, 1994 („Owners Association"). The Promoter shall render its co-operation and facilitate in formation of the Owners Association.

12.Subsequent to the taking over of maintenance by the Owners Association, the Allottee shall continue to pay the all costs, charges, expenses, relating to the management, maintenance and upkeep of common areas and common facilities / amenities including but not limited to Sewerage Treatment Plant/Effluent Treatment Plant, Water Treatment Plant, RO Plants Lifts, Motors, pumps, bio metric systems, dish antennas, network cablings etc., within the Project on pro-rata basis or in another manner as deem fit by the Association. The Promoter shall not be liable for any shortcomings or deficiency thereof, in any manner whatsoever.

13. It is specifically agreed by the Allottee that the Allottee shall pay their pro-rata maintenance charges for the common areas, common amenities / facilities in the Project in time and without any delay and in the event of the Allottee's inability to pay the maintenance charges or any default or delay in payment of maintenance charges and deposits if any, the Allottee may be deprived of his/her/its/their rights to enjoy the common facilities and amenities. In addition to that, such defaults will be displayed in the notice board within the Project.

14. The Allottee agrees to pay a sum of **Rs. xx/-per square feet** per month in Super Built Up Area for **12 months (i.e. Rs. _____) ("Maintenance Fees**") besides the applicable GST, statutory levies at present and or in future, in advance at the time of taking delivery of the possession of the Schedule C Apartment. The above mentioned maintenance to be undertaken by promoter or its nominee, a subsidiary of the promoter for the period of 12 months. The Maintenance Fees agreed under this clause is the subsidized rate for the goodwill of the customer. The maintenance fee shall cover housekeeping services for the common areas, electricity bills, Sump/Overhead tank cleaning charges and administrative/Supervising expenses. The above-mentioned amounts has to be paid by the Allottee from the date on which the Schedule C Apartment is ready for possession irrespective of whether the possession is taken over by the Allottee herein or not, as the case may be.

15. The parties may mutually agree to execute an Association Agreement / Maintenance Agreement at the time of handover of the Apartment to provide essential maintenance services to common areas and facilities from the date of completions of the project at reasonable cost. The rights, duties and obligation of maintenance of the Common Areas and Facilities provided in the project may be captured in the said Association Agreement / Maintenance Agreement. The promoter shall deduct the monthly maintenance charges from the Maintenance Advance, if any collected**.**

PROMOTER **ALLOTTEE**

8. **SANCTIONS AND APPROVALS**:

(a)The statutory approvals, including State and Central Government approvals/permissions including amendments / modifications / alterations, its departments, local bodies, authorities, L.PA.,DTCP Tamil Nadu Electricity Board, Corporation of Tiruchirappalli and all other concerned authorities, may mandate the Promoter to handover certain percentage of land to the statutory authorities concerned, as a condition for granting approval. The Promoter shall have absolute discretion to determine and identify the portion of the land to be handed over for complying with the terms and conditions of statutory approvals

(b)The Promoter hereby covenants that the Project shall be constructed as per the approved building plan.

(c) The Allottee is aware that the present plans sanctioned by the competent authority is valid for specific term, the promoter shall be responsible to get the approvals duly renewed, the Allottee hereby give their specific consent and empower the promoter to file necessary renewal application with the appropriate authority and to comply with any statutory requirement for such renewal.

9. DELAY IN TAKING POSSESSION AND CONSEQUENCES THEROF

Consequent upon the promoter sending the notice of Completion of the Schedule Apartment, The Allottee shall, within 15 days of such intimation, make all payments under this Agreement and Shall come forward to take possession of the Schedule “C” Apartment, which shall be no later than one month from the date on which the Completion Certificate is obtained. In the event of the Allottee failing to make payments under this Agreement and or Agreement for Sale, the demand the Allottee shall be liable to pay all the consequential expenses and power Charges from the date of the connection, Taxes, increase in income tax payable by the promoter due to delay in taking conveyance, besides any other payments payable by the Allottee in terms of this Agreement.

PROMOTER **ALLOTTEE**

10.DEFECTS LIABILITY:

The Promoter shall rectify any structural defects with respect to the Apartment (normal wear and tear is exempted), which shall not be as the result of any commission or omission of the Allottee, any damages caused due to the acts of god or natural calamities or fire accidents, any willful or accidental damages caused, any damages caused due to tampering by the Allottee, any product that has been installed by the Promoter brought to the notice of the Promoter within 1 years from the date of intimating the readiness to handover of the Apartment and thereafter no claim shall be entertained against the Promoter in respect of any alleged defective work in the Apartment and/or Project under any circumstances. The above liability of the Promoter shall be restricted only to rectify / repair the above defects and any consequential damages will not be covered under this Agreement. Structural defects shall not include plastering hairline crack. The Promoter shall not be liable to rectify routine and non-structural cracks resulting from differential co-efficient of thermal expansion, non- monolithic joints, seasoning effects, sweating of walls, etc. and those arising due to normal wear and tear, abuse and improper use. Third party warranty on products shall be governed by the terms and conditions provided by the manufacturer of the respective products.

11.LOANS AND FINANCIAL ASSISTANCES:

(a)The Owner will execute Sale Deed relating to the SCHEDULE “B” PROPERTY after receiving the last payment including cost of construction and extra amenities are paid by the Allottee to the Promoter.

(b)All the payments to be paid under this Agreement by the Allottee to the Promoter, apart from the loan amount, shall be paid directly by the Allottee to the Promoter;

(c) All the loan amount/s, availed by the Allottee, shall be directly disbursed / released by the bank / financial institution to the Promoter bank account in the name of Manoo Rivera and the same shall be treated as payments made on behalf of the Allottee;

(d) Not withstanding whether the loan is obtained or not, the Allottee shall still be liable to pay to the Promoter on the due dates the relevant installments and all other sums due under this Agreement and in the event, if there is any delay and or default is made in payment of such amount/s, the Allottee shall be liable for the consequences including payment of delayed payment charges on the outstanding payment as provided in this agreement.

12.RIGHTS AND DUTIES OF THE ALLOTTEE:

1. While the Allottee would have absolute and exclusive ownership / possession / enjoyment of the Apartment, after handing over, the Allottee's right, title and interest in the common areas shall be enjoyed in concurrence with other owners / residents of other apartments in the Project, who would be equally entitled to the common amenities / facilities / easements available in the Project, all costs of repairs / maintenance of which common enjoyments shall be shared by all the owners, including the Allottee as per the articles / regulations / bye-laws of the Association to be formed by all the apartment owners in the Project;

2. It is abundantly made clear that all the service lines, ducts, watercourses and other facilities passing through the Said Land shall be treated as common to all the owners, which shall be maintained by the Association. The owners of the apartments shall not object to the common services passing through their respective apartments and allow the service persons to do the maintenance services in the areas through which the services are passing through;

3. The Allottee shall adhere to the maintenance and usage guidelines provided by the Association to maintain harmonious community living and ensure that rights and enjoyment of other apartment owners are not affected;

4. The Allottee covenants not to make any alteration in the structure of the Apartment, which may affect directly or indirectly, the structural safety & stability and the aesthetic elevation of the building complex. The Allottee shall not alter the kitchen, main door of the Schedule C Apartment;

5. The Allottee or their tenants (Occupants) and/or Association shall not, at any time, encroach and carry on in the common areas or within the SCHEDULE "A" PROPERTY, any commercial trade or business or use it for storage of anything which is offensive in nature, hazardous or inflammable or is likely to be a nuisance or danger or diminish the value or the utility of the other portions of the building in the Project in occupation of the owners of other apartments or their successors in title and further shall not do or commit any activity which is unlawful and anti–social;

6. The Allottee shall either in his/her/its/their individual capacity or as a member of the Association / Society, after its formation, come to an understanding with the other owners of the apartment shall operate and maintain all the essential amenities like STP, RO, Genset, firefighting equipment's, elevator, solar panels, piped gas, Rain water harvesting etc. either individually or through the Association whenever required and in good running condition. It is the responsibility of the Allottee and or the Association to ensure proper assistance to the government officials concerned during periodical inspection.

7. The Allottee shall not either in his/her/its/their individual capacity or as a member of the Association, after its formation, come to an understanding with the other owners of the apartment to utilize the common areas for commercial purposes or for earning income from outsiders;

8. The Allottee agrees to sign from time to time all papers and documents and to do all things as the Promoter may require, for the effective completion of the construction and in matters connected with obtaining, erecting and providing the infrastructural facilities like water, sewerage, electricity, etc.

9. The Allottee shall not decorate the exterior of the proposed buildings in the Project otherwise than in a manner agreed to by the majority of the apartment owners with the prior permission of the Association;

10. The Allottee shall not put up any temporary or permanent structure anywhere in the Project nor change the elevation of the proposed buildings;

11. The Allottee shall not make any alterations in the structural feature of the proposed building like R.C.C. Flooring, Roofing, beams, columns and external walls during \ after completion, including the parking space allotted;

12. The Allottee shall use the Apartment only for residential purposes and not to use for any other purposes and for business prohibited by law;

13. The Allottee shall not cause any nuisance to the other occupants of proposed apartments in the Project; The Allottee shall not allowed to bring pet animals, birds in the apartment Complex.

14. The Allottee shall have no right to hinder the progress of construction of the residential apartment buildings in the Project or any part thereof under any circumstances whatsoever, and at whatever stage of construction;

15. Shall give all necessary support, assistance to the other apartment owners /Association. The supporting common walls and roofs and all common areas of the buildings in the Project shall be maintained and repaired in common by all the owners of the apartments in the Project;

PROMOTER **ALLOTTEE**

16. The Allottee shall park their cars / vehicles only at the specific car parking space allotted to the Allottee and not at any other place around the building and shall use the Car Parking space only for parking their vehicles and shall not use the parking space for other purposes including storage of materials;

17. The Allottee shall have no right to construct or to require the Schedule “C” Apartment to be constructed by any person other than through the promoter;

18. Statutory payments for the developments of the Schedule “C” Apartment further to this Agreement which are not levied at the moment, but after the Schedule “C” Apartment is handed over, shall be borne and paid by the Allottee. Statutory payments levied by competent authorities under the law, in respect of any services which the promoter would be rendering to the Allottee pursuant to this Agreement, shall also be borne by the Allottee and the Allottee will indemnify the promoter of any instances of Taxes on this Agreement, accruing in future.

19. The Allottee or his agents do not enter the Schedule A property or the Schedule “C” Apartment for any reason whatsoever without the express consent of the promoter until the Allottee has received possession of the Schedule C Apartment as per the terms of this Agreement ;
20. All Interior related works by the Allottee can be taken up only handing over of possession of the Schedule “C” Apartment to the Allottee by the promoter. The Promoter does not own any responsibility for any breakages damages caused to any of the finishing works or to the structure after the handover of the Schedule C Apartment to the Allottee. The Promoter is not answerable to any thefts during the course of the interior works.

21. The Allottee shall be responsible for any damages to the Common Areas and or Common Amenities Facilities caused during carrying out the interior works in the Apartment and indemnify the promoter against such damages and costs on actuals. The Allottee shall carry out his interior works in the Schedule “C” Apartment only during 9 am to 1 pm and thereafter 4 pm to 6 pm on all working days and there will be no work allowed during any public holidays and Sundays

22. The promoter may at their discretion provide children play/garden area in the above mentioned OSR land to be enjoyed and used by all the co-owners of the Schedule A property as long as the Competent authority permit the usage of the said land in the Aforementioned manner. The promoter may at their discretion provided any other recreation facilities in the above mentioned OSR land.

PROMOTER **ALLOTTEE**

13. RIGHTS AND DUTIES OF THE PROMOTER:

(a)The Promoter undertakes to develop the Project with good workmanship using standard materials, through its own labor, materials, tools, machineries and other equipment for the purpose of construction, or by appointing contractors / sub – contractors, engineers and supervisors at their choice and to take steps to complete the SCHEDULE "C" APARTMENT within the time stipulated for completion of the same;

(b) The promoter agrees and undertakes that subject to the timely payment of the Balance cost of construction and compliance by the Allottee of its obligations under this Agreement.

1. To handover peaceful possession of the schedule "C" Apartment in the manner provided in this Agreement.
2. To perform such other acts and deeds or omit performance of such acts or deeds as may reasonably be requested by the Allottee for purposes of consummation of the transaction contemplated under this Agreement; and
3. It shall at all times comply with all its obligations under this Agreement.

(b)The Promoter shall be responsible and liable to pay the land tax in respect of the Said Land up to the date of execution and registration of Sale Deed in respect of SCHEDULE "B" PROPERTY or delivery of possession of the SCHEDULE "C" APARTMENT to the Allottee, whichever is earlier. From the date of intimating the readiness to hand over possession, the Allottee is solely responsible and liable for property tax and other relevant taxes / charges and duties to the respective authorities with respect to the SCHEDULE "B & C" PROPERTY;

(c)The promoter is coordinating with Authorities and arranging to obtain Water and Sewerage connections for the project. The Allottee shall be liable to pay the charges and expenses towards Water and Sewerage connection as demanded by the promoter and such payment shall be made along with full and final payment to be effected by the Allottee at the time of taking over physical vacant possession of the Schedule C Apartment

(d)The Promoter will provide only electrical points. The cost of all electrical fixtures and consumables like bulbs, fans, calling bell, exhaust fan, fittings etc., will be borne by the Allottee;

(e)On inspection during the progress of works of the Schedule "C" Apartment, the Allottee, if required, may discuss matters relating to the construction only with the designated persons of the promoter and not with any other representatives of consultants, contractors or agencies working on the Schedule "A" property

PROMOTER **ALLOTTEE**

(f)The right to free and uninterrupted passage of water, gas, electricity, sewerage etc., from and to the Apartment through the pipes, wires, sewer lines, drain and water courses, cables which are or may at any time hereafter be, in, under or passing through the project and the Schedule "A" property or any part thereof;

(g) The right to lay cables or wires for radio, television, telephone and such other installations through designated conduits, ducts and shafts, in any part of the project, however, recognizing and reciprocating such rights of the other owners;

14.INSPECTION BY ALLOTTEE

a. The Allottee or any person duly authorized by him is entitled to inspect the construction of Schedule C Apartment between 10AM and 5PM on any working days. The Allottee should inform the Promoter at least one hour notice to enable the Promoter makes arrangement for inspection.

b. In case the Allottee or their representative is interested in inspecting the construction, he shall intimate the Promote**r** and the Promoter shall arrange for a person to accompany the Allottee**.** This is purely for safety purposes to avoid and prevent any danger to the Allottee or his representative. The Allottee or their authorized representative shall not unilaterally inspect the construction. If he do so, the Promoter shall not be responsible for the consequences.

c. The Promoter may, for safety purposes, refuse to allow the Allottee or his representative to inspect any area or on any day.

15.NAME OF THE PROJECT:

The Project to be developed by the Promoter in the SCHEDULE "A" PROPERTY is named as "MANOO MAYFAIR", which shall not be changed / altered by the Allottee at any point of time. The Promoter is expressly permitted to display, at all times, the name and logo of the Project along with the name of the Promoter or their group companies, upon the Project in such location and in the style and format of the Promoter's choice. The Promoter shall have exclusive proprietary and other rights, title and interest on such name.

16.RIGHT TO ENTER THE APARTMENT FOR REPAIRS

The Promoter / maintenance agency /association of allottee's shall have rights of unrestricted access of all Common Areas, garages/closed parking's and parking spaces for providing necessary maintenance services and the Allottee agrees to permit the association of allottee's and/or maintenance agency to enter into the Apartment or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

PROMOTER **ALLOTTEE**

17. LIENS AND REMOVAL OF LIEN.

The promoter shall have a lien on the Schedule "C" Apartment for the Balance of the Cost of Construction and other amounts payable under this Agreement. In the event of the Allottee seeking any financial facility for the purchase of the Schedule B property and the payment of the Cost of Construction of the Schedule "C" Apartment, the promoter's lien shall be a second charge on the Schedule B property and the Schedule "C" Apartment. In the event of there being any breach of this Agreement and on the promoter exercising its right of termination, on the amounts being paid to the bank or the financial institution in terms of clause 11 above, neither the bank or the financial institution nor the Allottee have any claim on the schedule B and or Schedule "C" Apartment.

18. POWER SUPPLY

The Schedule "C" Apartment will be provided with electricity supply by either / both government agencies like TANGEDCO or private electricity companies. The Allottee apart from the deposits etc. agrees to pay the consumption charges as per the meter readings and further comply with the rules and regulations imposed by the Local Authorities in respect thereof. The promoter is not responsible for the quality of power supply either from TANGEDCO, private companies or from the captive source, if any.

19.USAGE

Use of Basement and Service Areas: The basement(s) and service areas, if any, as located within the "Manoo Mayfair", shall be earmarked or purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, firefighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee shall not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the association of allottee's formed by the Allottee's for rendering maintenance services.

21**.COMPLIANCE OF LAWS, NOTIFICATIONS ETC., BY ALLOTTEE**

The Allottee is entering into this Agreement for the allotment of an Apartment with the full knowledge of all laws, rules, regulations, notifications applicable to the Project in general and this project in particular. That the Allottee hereby undertakes that he/she shall comply with and carry out, from time to time after he/she has taken over for occupation and use the said Apartment, all the requirements, requisitions, demands and repairs which are required by any competent Authority in respect of the Apartment/ at his/ her own cost.

PROMOTER **ALLOTTEE**

22.ADDITIONAL CONSTRUCTIONS

The Promoter undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Project after the building plan has been approved by the competent authority (ies) except for as provided in the Act.

23.APARTMENT OWNERSHIP ACT

The Promoter has assured the allottee's that the project in its entirety is in accordance with the provisions of the Tamil Nadu Apartment ownership Act, 1994 and Allottee shall comply with the compliance as required under the Apartment Ownership Act.

24.ENTIRE AGREEMENT

This Agreement, along with its schedules, 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 apartment/plot/building, as the case may be.

25.RIGHT TO AMEND

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

26.PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE / SUBSEQUENT ALLOTTEES

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 Allottee's of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

27.WAIVER NOT A LIMITATION TO ENFORCE

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

PROMOTER **ALLOTTEE**

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

28.SEVERABILITY

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.

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

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be the proportion which the Super built up area of the Apartment bears to the total built up area of all the Apartments in the Project.

30.FURTHER ASSURANCES

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

31.PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in Tiruchirappalli after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Tiruchirappalli .

32.NOTICES

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

PROMOTER **ALLOTTEE**

Mr.xxxxxxxxx(Name of Allottee)

No.

Cell No :

Mail id.

M/S MANOO MAYFAIR,

,having its principal place of business at Flat no. b-206,2nd floor, manoo rivera apartment, behind old collectors office, south bank canal road, friends enclave extension,

Tiruchirappalli-620001

Cell No :

Mail id :

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

33.JOINT ALLOTTEES

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

34.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.

35. DISPUTE RESOLUTION

All or any disputes arising out or touching upon or in relations to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the parties, shall be settled amicable by the mutual discussion, failing which the same shall be settled through the adjudicating officer/regulatory authority as the case may be appointed under the Act. Any other aspect not covered by the Act pertaining to this Agreement, to be adjudicated by the competent court of law under the relevant provision of the Applicable Law. Therefore, all disputes, including, any delay, if any, in the handing over of the apartment shall be dealt with by the authorities established under RERA.

PROMOTER **ALLOTTEE**

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

SCHEDULE – A

(Description of the Total Land)

Tiruchirappalli District, Tiruchirappalli West Taluk, Tiruchirappalli Registration District within Joint I Sub –Registrar Office, K.Abhisekapuram Village, old Ward K, **New Ward AB, Block 9** , bearing T.S. NO 3. An extent of **3763 sq.m. is the subject of A schedule property**.

The property situated within Ponmalai Zone of Tiruchirappalli Corporation

SCHEDULE "B" PROPERTY

(Land conveyed to the PURCHASER under the Sale Deed)

00.000sq.ft [00.00sq.mts] of Undivided Share in the Land described in the **Schedule "A**" hereinabove.

SCHEDULE "C"

(Description of Apartment)

Residential Apartment **No. B** __, having carpet area **of XXXXsq.mts with XXXXsq.mts** of exclusive utility area and super plinth area of **000sft (00.00Sq.mts)** (inclusive of share in common area) or thereabouts in the **XX FLOOR** in the **BLOCK-X** in the proposed residential apartment complex named **MANOO MAYFAIR** to be constructed over the land described in schedule- A hereinabove, together with Reserved covered parking N**o: P XX** in the STILT Floor of the project.

PROMOTER **ALLOTTEE**

SCHEDULE "D"

(Schedule of Payment)

Schedule of payments to be paid by the Allottee to the Promoter for construction and delivery of the SCHEDULE "C" APARTMENT:

Sl. No	Period of Payment	Percentage
1	Booking Advance	10% of Total Cost
2	Within 30 days from the date of booking	20% of Total Cost
3	On Completion of Foundation	10% of Total Cost
4	On Completion of Stilt Floor Roof Slab	10% of Total Cost
5	On Completion of First Floor Roof Slab	7% of Total Cost
6	On Completion of Second Floor Roof Slab	7% of Total Cost
7	On Completion of Third Floor Roof Slab	7% of Total Cost
8	On Completion of Fourth Floor Roof Slab	7% of Total Cost
9	On Completion of Fifth Floor Roof Slab	7% of Total Cost
10	On Completion of Brickwork	7% of Total Cost
11	On Completion of Flooring	6% of Total Cost
12	On Completion of Apartment as per Standard	2% of Total Cost

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR HANDS AND SIGNED THEIR NAMES ON THIS CONSTRUCTION AGREEMENT ON XXTH DAY OF OCTOBER 2026.

PROMOTER **ALLOTTEE**

WITNESSES:

1.

2.

ANNEXURE – II

SPECIFICATIONS FOR THE PROJECT – "xxxxxxxxxxx"

I. STRUCTURE :

1. RCC framed structure
2. Infill panel walls with AAC Blocks / Fly Ash Bricks and plastering**.**

II. JOINERIES:

1.	Main Door	:	African Teak wood / Equivalent Frame With Ornamental solid door with bullet pin Lock
2.	Bedroom Doors	:	African teak wood of second quality /Equivalent Frame with Flush doors with Mortise Lock.
3.	Toilet Doors	:	African teak wood of second quality / Equivalent Frame With Water proof plastic Coated/mica flush Doors with Lock.
4.	Balcony Doors	:	UPVC Glass Door
5.	Windows	:	UPVC Windows
6.	Ventilators	:	UPVC Ventilators
7.	Grills	:	MS Grills

III.FLOORING:

1.	Living, Dining	:	Vitrified tile of size 800 x 800 / 600x1200
2.	Kitchen	:	Antiskid porcelain Tiles
3.	Bedrooms:		
	a. Master Bed Room	:	Wooden tiled Flooring
	b. Other Bed Rooms	:	Vitrified Tiles 2'x2'
4.	Balcony & Service	:	
	a. Toilet Floor	:	Anti-Skid Ceramic Tiles
	b. Toilet wall Dado	:	Glazed Tiles Up to 7"0" height
5.	Common Area	:	Vitrified Tiles
6.	Stilt floor lobby	:	Granite
7.	Regular Staircase	:	Granite Flooring
8.	Car Park	:	Granolithic Flooring

IV.STAIRCASE RAILING :

1. Railing – MS railing As per Architect Details

V.KITCHEN :

1. No Kitchen Platform.
2. Stainless Steel Sink with single Drain board and Single bowl

Make (prince or Equivalent) will be provided separately.

PROMOTER **ALLOTTEE**

VI. PLUMBING AND SANITARY:

1. Concealed UPVC pipeline in bathrooms
2. Concealed CPVC pipe for Hot water lines
3. PVC/SWR Rain Water, Sanitary, Waste and water line in open ducts.
4. PVC Pipeline of Supreme/prince or Equivalent for underground drainage.
5. Bathroom and Kitchen with water provision.
6. Separate Motors for Sump and Bore wells.
7. Jaguar/Asian/Parry ware or its Equivalent CP Fixtures
8. Jaguar/Asian/Parry ware or its Equivalent white sanitary Fixtures.

VII. ELECTRICAL :

1. Concealed Wiring - RR Wires / POLYCAB or Equivalent
2. Switches - Legrand / Norisys or Equivalent Modular switches
3. Adequate light, fan and power points.

VIII. LIFT :

One Stretcher Lift and two Passenger lift of adequate Capacity in Block – 2 (Total 3nos)

IX. PAINTING :

1. Internal Celling - 2 Coats Putty with primer and 2 coats Emulsion
2. Internal Walls
   Living, Dining,
   Bedrooms & Kitchen - 2 Coats of putty with 2 coats emulsion with primer

   Stilt floor / Basement - 2 coats of exterior emulsion with one coat primer

   External Wall - 2 Coats of Semi acrylic exterior Emulsion
   With one coat of primer.
3. Joineries - Main Door – Melamine Finish on both side,
   Bed Rooms – enamel paint two coats over a coat of primer or with Mica finish, Toilet Doors – one side enamel paint two coat over a coat of primer or mica finish and other side PVC Lamination.
4. Grills - 2 Coats of Enamel paint over one coat of Zinc Chromate

X. EXTERNAL :

1. Paving blocks around the building
2. Compound Wall in outer periphery with Gates
3. Landscaping as per Architect Details

XI. GENERAL :

1. Anti – termite Treatment.
2. Generator power Back-up – 100% back up for common areas and amenities.

PROMOTER **ALLOTTEE**

COMMON FACILITES FOR THE PROJECT " MANOO MAYFAIR"

1. Multipurpose Hall
2. Indoor Recreation Room
3. AV Mini Theatre
4. Generator Power Back-Up for common area
5. Separate Rest Room / changing room for maid and Drivers.
6. Entrance gate
7. Security Cabin
8. Visitors Car Park
9. Air Conditioned Gym
10. CCTV in common areas, external gates, corridor with monitor TV.
11. Intercom
12. Childrens play area

PROMOTER **ALLOTTEE**

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.