

Purchaser's Part

At the time of possession of land, the purchaser would also be given the construction plan, furnishings, structural plan and outer elevation plan which has to be adhered strictly by him. If purchaser wants to get construction through his or any contractor, he would keep the following points in mind while getting his villa constructed.

Salient Features of Construction

- | | |
|--|---------------------------------------|
| 1. Structure | Masonry structure |
| 2. Masonry work | Brick/Stone |
| 3. Plaster | Cement Plaster with POP |
| 4. Door / window frames | Chap Wood, 5" into 2.6" |
| 5. Flooring | Granite/Marble |
| 6. Wall Finishing | Distemper Paint |
| 7. Doors | Flush Door, panel door one side teak |
| 8. Windows | MP Teak wood as per architect drawing |
| 9. Electric fittings | SSK, Anchor, crab tree, Legrand |
| 10. Electric Wire | RR, Finolex, Havells |
| 11. C.P. Fittings | Jaguar, ess-ess, Mark |
| 12. Pipe Fitting | As per Architect drawing |
| 13. Brass Fittings | Standard Doors & Windows & Locks |
| 14. Telephone, Cable & T.V. Points in room. | |
| 15. Outer Paint | Spectrum Roller Paint |
| 16. Plinth protection | |
| 17. Surrounding Area Development as per drawing. | |
| 18. Outer Elevation according to the map. | |

Please be advised that this letter shall not be treated a firm commitment from our side as the speed of construction and the completion of the task will depend on various factor like availability of stores and labour and various other circumstances.

If any further clarification information is required please do not hesitate to contact us.

Thanking you,

Purchaser Signature



Shri Krishna Hotels

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Yours faithfully
Shri Krishna Hotels



Shree Krishna Abodes Pvt. Ltd.

Immortal Valley

Pushkar



PACHAR GROUP

M.O.U. & SALIENT FEATURES OF IMMORTAL VALLEY

We as in hospitality sector have great pleasure to announce our latest project named "Immortal Valley" in Pushkar situated at Village Motisar, near Aaram Baagh, Panchayat Ganehera, Pisangan Road, Pushkar. A unique concept in the art of living, Immortal Valley provides on various different and contemporary concepts of villas with many other amenities. These facilities are available to all residents in a healthy environment within the city of Pushkar, also popularly known as the Holy City of Rajasthan. Nestled in the semi-arid zone of ancient Aravali Hills with sand dunes. Immortal Valley has been carefully designed to offer you a stress-free atmosphere conducive to peaceful living in the hilly dunes. The site is conveniently located on the edge of Pushkar city and is a mere 8 km from the city.

These Villas would be constructed by the owner in a truly contemporary style whilst keeping the unique and world renowned heritage of different concepts and theme. These would be relics of ancient civilization of Egyptian, Persians, Greek, Chinese and Indian with its culture, architecture of B.C. era.

The Developer would provide the following facilities to the villa owner:-

- A) Plot marking
- B) Roads
- C) Road Lights
- D) Drainage Lines
- E) Sewerage Lines
- F) Outer landscaping
- G) Theme landscaping and development between the villas.
- I) Electric Connection up to Panel Box
- J) Security Guard Room
- H) Developed Parking Space

Since the said project has been evolved with a special theme and certain terms of reference to evolve the conceptual planning will be abided by the purchaser in terms of construction. The construction of the villa will be a ground floor construction within the set back lines only. The purchaser will not utilize the open space and terrace for any other construction, addition, alteration temporary or permanent whatsoever.

It is also made clear that the area remaining which is used for roads, passages, parking, landscape etc. will be property of maintenance association which will manage and maintain it.

That the parties have agreed to handover all the common portions, amenities and facilities for the purpose of maintenance to the Maintenance Association under the aegis of the developer to be formed for this purpose. It has also been agreed to specifically that the Owner or the tenants and occupants of all the plots in the said Project shall be bound to become member of the association and shall be liable to pay maintenance charges as may be decided by the association from time to time. The developer shall remain the chairman of the maintenance association in offering for life.

The plot owner shall have to pay a sum of Rs. 1500/- per month being maintenance charges to the maintenance association.

As and from the date of registration of the plot the Developer and/or their transferees and the

Owner and/or their transferees shall each be liable to pay and bear proportionate charges on account of ground rent, wealth-tax, service tax and other taxes payable in respect of their respective plots.

That the purchaser shall be liable to pay proportionate electrification charges as per demand raised by concerning department. Further electric connection charges are also to be borne by purchaser.

That the purchaser shall be liable to pay proportionate charges for fire equipment as per demand raised by developer.

Payment through DD or Cheque in favour of M/s Shri Krishna Hotels as per booking confirmation letter.

Kindly note that it is absolutely essential to make the payment according to the Schedule once the plots are booked. In case of default upto one month interest of 18% will have to be paid on the amount of instalment due. In case two instalments are not paid continuously, it shows that you are not interested in this project and hence the allotment of plot will automatically be deemed cancelled. The amount paid as advance will be refunded without interest after the sale of plot.

All the expenses regarding the registration of the plot will be paid by the purchaser.

That all liabilities of Government taxes including House Tax, Service Tax & other New Taxes (if applicable), demand, levy, environment clearance etc. of any kind whatsoever those are applicable or may be made applicable at a future date in relation to the plot of land sold and construction to be made thereon shall be of Purchaser.

Transfer of plot before registration will not be allowed. If it is done then the developer will charge 5% of the plot cost.

The purchaser will obey the rules and regulation formed by the maintenance association of the said complex.

That purchaser shall be liable to pay electricity charges (meter, Cable & File) as per the bills arising out of separate meters in this respect that may be installed. The water supply source is under ground water as no PHED line is available in the area. As and when that facility is made available by the Government water supply may be connected from that connection of PHED and purchaser itself is liable to pay the connection charges.

That purchaser shall not be entitled to raise boundary walls on the plot of land so purchased, only the demarcation so put they shall be valid and shall be protected by the Purchaser, to avoid any confusion at a future date.

That in all area, except the above referred plot area, common or otherwise only the Developer shall have exclusive right and shall be free to use or allow to use in any manner like doing any events, shows, marriages etc. and shall further be entitled to put any advertisement board, hoarding, neon sign, glow signboard etc. and shall be free to earn out of it. Purchaser shall have no right to raise any objection in this regard.

That Owner/Developer shall not be liable for any loss or damage to any person or its property that may be caused due to any natural calamity or due to water storage tank, electrical lines, nallaha, drainage etc.