



SHIVLEELA RAJ

JAIPUR



PACHAR GROUP

MEMORANDUM OF UNDERSTANDING

Dr. Shivraj Singh and Mrs. Manju Singh in collaboration with Shree Krishna Abodes Pvt. Ltd. member of the Pachar Group- builders & promoter are launching a project - multistory luxury Apartment named "**SHIVLEELA RAJ**" situated at Plot no. 1 & 2 Devi Niketan Compound, Sardar Patel Marg 302001, C-scheme, Jaipur. It is a unique project having one flat each on fifth to eight floors; and two flats each on second to fourth floors and two on the ninth floor respectively in the Pink city of Jaipur. The "**SHIVLEELA RAJ**" has been designed for providing luxury residences flat- like an independent bungalow. The complex is a nine floor building with additional parking space. The complex is scheduled to be completed by June 2013.

SALIENT FEATURES

- Termite treatment.
- Earthquake resistant RCC frame structure.
- Brick/cement blocks masonry work.
- Cement plaster with POP finishing.
- Laminated wooden/marble flooring in all bedrooms as per flat owners' choice.
- POP cornice as per Architect's design
- Distemper on walls and enamel paints on doors and window.
- L-shape working platform in black granite with stainless steel sink in kitchen, sufficient power outlets for appliances.
- 2 feet height glazed tiles in kitchen above work counter.
- Standard modular kitchen.
- 7 feet height glazed tiles in bathroom with anti-skid glazed tiles on the floor.
- Continental series, Jaquar/mark C.P. Fitting in bathroom.
- Water distribution in the complex and underground tank round the clock.
- Standard electric fitting of branded ISI approved companies; Anchor Crab Tree or SSK.
- Flush Doors and Teak wood windows with Nijerian wooden chokhat.
- 2 Central Lifts of 8 passenger capacity; Otis or Schindler.
- Telephone and T.V. Points in each Room.
- Adequate light, fan points and AC points in each room.
- Own boring for water supply
- Power backup for common areas, water pumps, lifts and lights etc.
- Rain water-harvesting system.
- Complete fire fighting arrangements.
- Beautiful entrance lobby.
- Covered swimming pool, family Jacuzzi, wash rooms, fully equipped air-conditioned gym, club house on the first floor to be managed by the association.

Sewer connection, water connection, electrification charges and Nagar Nigam charge shall be borne by the flat owner and will be paid to the developer.

The flat owner when reserves parking space, on this space the mechanized parking machine is installed, then he has to pay the cost of mechanized parking machine to the developer.

Membership fee and security deposit will be paid by the flat owner to the apartment maintenance association.

Club charges and membership fee will be paid by the flat owner to the developer.

For flat booking confirmation, payment to be made through DD or Cheque in favour of Dr. Shivraj Singh or **M/s Shree Krishna Abodes Pvt. Ltd.** as per the "Flat Sharing Agreement".

Kindly note that it is absolutely essential to make the payment according to the Schedule once the flat is booked. In case of default up to one month interest of 18 % will have to be paid on the amount of installment due. In case the installment is not paid continuously for 2 months, the booking and allotment of flat will automatically become null and void & it will be deemed cancelled.

The owner & developer have the roof rights as per the "Flat Sharing Agreement".

All the expenses regarding the registration and stamp duty of the flat will be paid by the purchaser. The saleable area means the built up area of the flat.

Parking will be on lease as per the JDA norms.

House Tax, Service Tax & any other New Taxes (if applicable) will be paid by the purchaser.

Transfer of flat before registration will not be allowed. If it is done then the property owner or builder will charge 5% of the flat cost.

Any internal or external construction or changes in the interior or outer elevation are not permitted at all.

The purchaser of the flat may kindly note that if any additional space is added to his flat as a result of final planning and actual construction work, the purchaser will have to bear additional charges for such space.

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

The purchaser will abide by the parking rules for the said complex.

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 factors like availability of stores and labour and various other circumstances.

For further clarification and information please do not hesitate to contacting us.

Thanking you,

Dr. Shivraj Singh

Power of Attorney holder of land owner

Shree Krishna Abodes Pvt. Ltd.

Director

Purchaser Signature



Three Krishna Abodes Pvt. Ltd.

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