

Date:

### **MAINTENANCE CONTRACT**

|   |
|---|
| Name:<br>Address:<br>PAN No:                                  |
| <b>PARTY OF 1ST PART</b><br>Land Owner & Their Heirs/Assignee |

|  |
|--|
| M/s Wide Wings Corporation<br>Ajay Ashok Salvi.<br>PAN No- |
| <b>PARTY OF 2ND PART</b>                                   |

|                                     |
|-------------------------------------|
| Purchaser: _____, Address:<br>_____ |
| PAN no- _____                       |
| <b>PARTY OF 3RD PART</b>            |

Whereas as Party 1st Part, purchased open plots bearing Gat No/Nos. \_\_\_\_\_. Totally admeasuring approximate \_\_\_ Acres & further developed the total estate as under:

Fragmented the Gat No/s \_\_\_ into smaller Non-Agricultural & Agricultural plots by paying the necessary Development charges & fulfilling all the terms & conditions laid down by the Govt. Sanctioning Authorities & Land Revenue Department & named the project "EKAANT FOREST HOMES".

Enclosed the total project by using Chain-link fencing & cement poles. Made internal WBM Road accessibility to each plot. Made water sourcing by excavating 1 no Open Ground well & 1 no. bore well for the purpose of drinking water & for watering the plantation done on each plot. Laid water pipeline & drip irrigation grid, for human consumption & plantation. Installed Electrical Overhead lines suitable for power requirement of the Estate. Installed street lighting alongside the projects internal road. Done tree plantation in a manner so as to enhance the aesthetic value of the entire project. Constructed Security room & staff quarters.

Party of 1<sup>st</sup> Part has appointed Party of the 2<sup>nd</sup> Part to maintain the above estate. It was also decided between Party of 1<sup>st</sup> Part & Party of 2<sup>nd</sup> Part, that the buyers of the developed NA Plots in this estate will be paying maintenance charges as mentioned below to the party of the 2<sup>nd</sup> Part. So accordingly, Party of the 2<sup>nd</sup> Part is maintaining staff for 24 hours vigilant security & maintenance of the estate. The entire estate is being maintained by Party of 2<sup>nd</sup> Part i.e. M/s Wide Wings Corporation & all maintenance charges are & will be collected in their favor only.

Party of 3<sup>rd</sup> Part has purchased from Party of 1st Part, Plot No. \_\_\_\_\_, ADMEASURING \_\_\_\_\_ sqft., situated in the said property, more specifically mentioned in Schedule below. Party of 1st Part had informed Party of 3<sup>rd</sup> Part of the Mandatory & Optional Maintenance charges which would be applicable on purchase of the plot, which are as under:

| Type of Maintenance(all charges are non-comprehensive) | Rate/per sqft of plot / cottage area( as per applicable case ) purchased/per year(Taxes Extra) | Remark  |
|--|--|---|
| Common   | INR 3.25   | Mandatory   |
| Individual Plot  | INR 3.25   | Optional  |
| Cottage/Bungalow/Apartment                             | INR 13.00  | Optional &Applicable after completion & handover of cottage / bungalow & on the built up area only. |

On signing in the "ACCEPTED" block in the below mentioned table, it is agreed by Party of 3<sup>rd</sup> Part, that they will make the payment promptly on YEARLY ADVANCE BASIS to the Party of 2<sup>nd</sup> Part. 8% annual rate escalation is applicable for the above quoted rates by Party of 3<sup>rd</sup> Part. (Escalation percentage considered from Project Commencement Date i.e. 5<sup>th</sup> April 2017)

If necessary, this contract will be renewed after a period of 3 years.

None of the above mentioned Terms & Conditions will be applicable on both the parties during the time of War, Natural Calamities or Other acts of God. At the time resale, Party of 3<sup>rd</sup> Part will clear all outstanding dues & obtain NO DUES CERTIFICATE & NO OBJECTION CERTIFICATE from Party of 2<sup>nd</sup> Part before entering into any agreement with any potential party. Party of 3<sup>rd</sup> Part will also inform & take written acceptance for the Maintenance Charges & other Terms - Conditions of EKAANT- Forest Homes from the Potential Buyer before entering any agreement /contract for transfer of rights / resell of this property which is more particularly described in the schedule of property below.

**TYPE OF MAINTENANCE ACCEPTED BY PARTY OF 3<sup>rd</sup> PART:**

| Type of Maintenance        | Remark   | Signature of Party of 3 <sup>rd</sup> Part |
|----------------------------|----------|--|
| Common                     | Accepted |  |
| Individual Plot            |          |  |
| Cottage/Bungalow/Apartment |          |  |

**SCHEDULE OF PROPERTY:**

Plot No.\_\_\_\_ area admeasuring of about \_\_\_\_\_ sq.ft. i.e. \_\_\_\_\_ sq. meter which is bounded as under:

On or Towards:

East :

South :

West :

North :

Along with all easementary rights thereon.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED THESE PRESENTS AT PUNE ON THE DAY, DATE, MONTH AND YEAR FIRST HEREINABOVE WRITTEN.

| Name  | Signature | Thumb Impression | Photo |
|---|-----------|------------------|-------|
| Party of 1 <sup>st</sup> Part   |           |                  |       |
| Mr. Ajay Ashok Salvi,<br>Wide Wings<br>Corporation<br>Party of 2 <sup>nd</sup> Part |           |                  |       |
| (Purchaser 1) Party<br>of 3 <sup>rd</sup> Part                                      |           |                  |       |

Witness 1:

Signature:

Name :

Address :

Witness 1:

Signature:

Name :

Address :