

Date:

**MAINTENANCE CONTRACT FOR F.Y. 24-25**

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

M/s Wide Wings Corporation Ajay Ashok Salvi.  PAN No- AWJPS4694R
<b>PARTY OF 2ND PART</b>

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

Whereas as Party 1st Part, purchased open plots bearing Gat No/Nos. 1709. Totally admeasuring approximate 2 Acres & further developed the total estate as under:

Fragmented the Gat No/s 1709 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 project's 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 **Non-Comprehensive Maintenance Charges** as mentioned below to the party of the 2<sup>nd</sup> Part. So accordingly, 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 5.05	Mandatory
Individual Plot	INR 5.05	Optional
Cottage/Bungalow/Apartment	INR 18.90	Optional &Applicable after completion & handover of cottage / bungalow & on the built up area only.

**The following non- comprehensive maintenance will be done by M/s Wide Wings Corporation:**

Type of Non-Comprehensive Maintenance	Work Description
Common	<ol style="list-style-type: none"> <li>24 hrs Security</li> <li>Cutting of Grass of Common Spaces &amp; Roadsides twice a year &amp; once a year of Individual Plots.</li> <li>Checking of Water Distribution Lines twice a month.</li> <li>Watering trees planted alongside the internal road &amp; common spaces.</li> </ol>
Individual Plot	<ol style="list-style-type: none"> <li>Cutting Grass once a year (apart from the cutting considered in "Common Maintenance").</li> <li>Watering trees planted in the plot.</li> <li>Applying organic manure to the trees once a year. (Cost of manure will have to be borne by the plot owner)</li> </ol>
Cottage/Bungalow/Apartment	<ol style="list-style-type: none"> <li>Cleaning the internal premises twice a week.( additional cleaning will be charged @ Rs.400/- per day )</li> <li>Checking all the equipment's once a week. Reporting to owner if any damage is observed along with a budgetary repair cost.</li> <li>Getting the repairs done on getting the approval from the owner.</li> <li>Informing the owner of statutory dues, collecting them from the owner &amp; making payments of the same.</li> </ol>

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. Annual escalation of 8% is applicable for the above quoted rates. (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 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, Wide Wings Corporation Party of 2 <sup>nd</sup> Part			
(Purchaser 1) Party of 3 <sup>rd</sup> Part			

Witness 1:

Signature:

Name :

Address :

Witness 1:

Signature:

Name :

Address :