



**Terms and Conditions:**

I/We the undersigned acknowledge and agree to comply with the Terms & Conditions stated on the application form.

**Basic Development:**

Sale deed will be executed after getting the final NA order & on completion of basic development (as given below).

1. Complete fencing along the periphery of the projects with security gate.
2. Internal WBM road up to the plot.
3. Electricity up to the project. (Individual plot owner will need to apply to State Elect Board for individual meters.)
4. Water connection to the plot.
5. Clear demarcated plots (done with corner marking stones/cement poles).
6. Legal cost on actual. Yes  No

**Amenities:** (To be filled by office)

As under will be provided within 24 months from date of executing final sale

- a) Free club membership.
- b) Essential goods shopee.
- c) Amphitheatre
- d) Landscape Garden
- e) Mini two Horticulture trees in each plot.
- f) Street light work.

A PCL will be given on payment of 5% of the total amount along with all the PDC's. ATS will be executed on realization of 10% of the total consideration. SD will be on realization of 100% of the total consideration.

SD/ATS will be done in favour of the person who has done the initial booking only. In case there is change of name, then the prevailing rate of the plot at the time of registering the document will be applicable.

Charges of 'Power of Attorney' services done on behalf of the client will be minimum Rs. 4,000/- and maximum depending upon case to case basis.

All the Payments should be made in favour of Wide Wings Corporation  Land Owners

**Other Terms & Conditions:**

1. Any images shown in any form of advertising medium are conceptual for illustrative purpose only.
2. Being a freehold plot, buyer will have right to ownership of the plot allotted/have sold to him/she/he/they/them/only and will not have/claim any rights of whatsoever nature on the amenities & open spaces kept in project layout. The owner and his/her/rep can and will use the same to his/her/rep discretionary will.
3. Club membership is free to the buyers of the plot however yearly subscription & maintenance charges will be applicable.
4. Club membership will be sold to non-plot owners also.
5. We are promoting Ekaant as a Holistic Centre hence we discourage owners or their guests from Smoking, Drinking Alcohol & eating of Non Veg.
6. Plot areas, number, dimensions and location mentioned in the Primary Sanction order may change. Plot areas, number, dimensions and location in the Final NA order will be binding.

**Termination Clause:**

**In case of termination of this agreement, the following refund policy will apply:**

1. Wide Wings Corporation / Land Owners will deduct 50% of the total contract value from the payments received from the purchaser towards the opportunity lost, administration & other expenses.
2. The balance if any after deduction will be paid by Wide Wings Corporation/Land Owners to the Purchaser after resale of the said unit in the manner of the receipt of consideration from New Purchaser and on such condition the Owner/ Wide Wings Corporation shall be entitled to resale the said unit and/ or dispose of otherwise alienate the same in any other manner as the Owner/ Wide Wings Corporation in their sole discretion think fit.

Common maintenance charges @ Rs.  Per sqft. / per year with escalation @  % per year is accepted by me. The said maintenance contract will be renewed (IF NECESSARY) in every 3

Years cycle from the commencement of project (PCD mentioned on page 1).

It is mandatory that a site visit request is sent one week prior to the site visit. Site visits will be charged extra. The charges will be adjusted in the final amount if a plot/property is purchased.

**Legal:** This agreement shall be governed by and will subject to the jurisdiction of the city the property is purchased in and to the laws in India. If any suit, action or other proceeding is required to be taken in respect to these, the same shall be instituted and tried in the courts in India.

All delayed payments will attract a 24% p.a. Penal Interest.

3 default payments will lead to termination of contract and the above mentioned refund policy will apply (mentioned in the termination clause). The Purchaser unconditionally agrees & accepts these clauses.

**Abbreviations:** SD-Sale Deed      ATS- Agreement to Sale      ROE-Rate of Exchange      PCD – Project Commencement date  
PCL- Plot confirmation Letter      FC- Final Conveyance      PDC- Post Dated Cheque

**Bank details:** Wide Wings Corporation  
**Account Name:** Wide Wings Corporation  
**Account No.:** 915020061733124  
**Branch:** Baner Pune  
**IFSC Code:** UTIB0000338  
**Account Type:** Current  
**Bank:** Axis Bank  
**Swift Code:** AXISINBBA42

**Land Owner:** Mrs. Aakanksha Ajay Salvi  
**Account Name:** Ekaant Forest Homes Escrow Account  
**Account No.:** 109100100100206  
**Branch:** Baner  
**IFSC Code:** SRCB0000109  
**Account Type:** Current  
**Bank:** Saraswat Bank  
**Swift Code:** The Saraswat Co-operative Bank

**For Official Use:**

Type of Unit  
 Plot     Bungalow with Plot     Flat     Villa     Row House     Other

Plot No: \_\_\_\_\_ Area in SqMt: \_\_\_\_\_ Sale Value: \_\_\_\_\_

Infrastructure charges: \_\_\_\_\_ Rate: \_\_\_\_\_ Amount: \_\_\_\_\_ Taxes:  Inclusive  Exclusive

Construction Area \_\_\_\_\_ Construction Contract Value: \_\_\_\_\_ (Taxes extra as applicable)

Furnishing Cost \_\_\_\_\_ Rate: \_\_\_\_\_ Amount: \_\_\_\_\_ Taxes:  Inclusive  Exclusive

**TOTAL PRODUCT VALUE:** \_\_\_\_\_ (Taxes extra as applicable)

**Payment Schedule for Plot Purchase - Annexure 1**

**Payment Schedule for Infrastructure, Construction & Furnishing - Annexure 2**

Applicant's Name \_\_\_\_\_ Signature \_\_\_\_\_

Authorized Signatory

Joint Holder's Name \_\_\_\_\_ Signature \_\_\_\_\_

Date of Agreement

Signature

Signature

Signature

Signature

Signature