

Ref No.....

Date.....

Ref: JM Estates/20081024/2462

Dated: 31/10/2008

**Memorandum of Understanding**

Subject: - Exclusive offer for ONGC employees

JM Estates is pleased to offer exclusive rates for the Park Sapphire project at Ramprashta Greens Vaishali Ghaziabad. The project has already received all the required approvals from GDA and the excavation work is in progress. The project has the following two flat sizes

Flat Size	Accommodation	Covered Area
1785 sqft	3BHK+DD	1410 sqft
1885 sqft	3BHK+DD	1505 sqft


The following is attached herewith

- 1) Exclusive rates for ONGC employees
- 2) Flat specifications
- 3) Possession and penalty details
- 4) Flat layouts
- 5) Project's elevation

The exclusive offer is valid for a minimum booking of 100 flats and maximum of 140 flats. The above rates will be valid till November 30<sup>th</sup> 2008.

  
Ankur Aggarwal

For JM Estates

Amit Kumar 

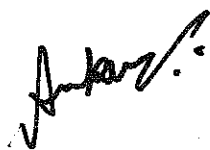
President, ASTO  
ONGC

### Exclusive Rates

Base Rates	:	Rs 2300 per sq ft
EEC	:	Rs 40 per sq ft
FFC	:	Rs 30 per sq ft
IFMS	:	Rs 50,000
Covered Parking	:	Rs 1,50,000 (1 covered parking mandatory)
Open Parking	:	Rs 1,00,000 (optional)
Location PLCs	:	None
Floor PLCs	:	None
Power Backup	:	Rs 20,000 per KVA (min 1 KVA mandatory)
Modular Kitchen w/o hob w/o chimney	:	Rs 80,000 (optional)

#### Notes: -

- 1) Cheques drafts to be issued in favour of "J.M.Estate Developers Pvt. Ltd." payable at Delhi.
- 2) No price escalation
- 3) Electric meter and water connection charges will be extra
- 4) Registration charges and other charges (if any) levied by government will be extra and payable to the government at the time of possession
- 5) All building plans, layouts specifications are subject to change/ modification as decided by the company, architect or any other competent authority

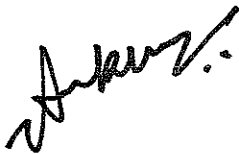


### **Payment Schedule and Possession Details**

At the time of booking	-	Rs 45,000
Within 30 days of booking	-	Balance 15% of BSP
On completion of foundation	-	12.5% of BSP
On casting of ground floor	-	12.5% of BSP
On casting of 1 <sup>st</sup> floor slab	-	12.5% of BSP
On casting of 2 <sup>nd</sup> floor slab	-	12.5% of BSP
On casting of 3 <sup>rd</sup> floor slab	-	10% of BSP
On casting of 5 <sup>th</sup> floor slab	-	10% of BSP
On casting of 7 <sup>th</sup> floor slab	-	EEC + FFC + Power Backup
On casting of 9 <sup>th</sup> floor slab	-	10% of BSP
On casting of 11 <sup>th</sup> floor slab	-	Car parking
Offer of Possession	-	5% of BSP + IFMS + Modular Kitchen charges

### **Possession Details**

Project Completion Date	-	31 <sup>st</sup> Dec 2010
Penalty Start Date	-	1 <sup>st</sup> Jan 2011
Penalty Amount	-	Rs 5/- per sq ft per month



### Specifications

General	Earthquake resistant structure designed by highly experienced structural engineers, duly vetted.
Structure	R.C.C. framed structure with tie beams connecting the Columns, R.C.C. slabs & beam with brick wall partitions in between.
Doors/Windows	All external windows and door frames with powder coated aluminium glazing. All Internal and main entrance door frame in hard wood (Miranti or equivalent) with designer penal door shutters duly polished.
Hardware	All shutter hinges in Steel. All internal and main entrance doorframes with aluminium powder coated fittings, all external doors and windows with aluminium fittings.
Flooring	Drawing / Dining and accompanied bedrooms have vitrified tiles, Master bedroom has quality wood laminated flooring. Ceramic Tiles flooring in Toilets, Kitchen, Balconies and servant rooms. Marble Stone Flooring in corridors, Lift, Lobbies and Staircases.
Internal Finish	All internal walls are plastered and painted in off white shade of oil bond distemper, ceilings with white shades. P.O.P. punning & Cornices in Drawing / Dinning and Bedrooms. Wooden cupboards/almirahs in all three bedrooms.
External Finish	Most modern and elegant outer finish with high quality texture paint.
Toilets	Provision for hot & cold water system. Glazed tiles in pleasing colours on walls up to door level. European W.C's. washbasins & cisterns in light shade of standard brand. Chrome plated fittings of standard make. Green / Black marble counters.
Kitchen	Granite working platform with 2ft high glazed ceramic tiles top-up, stainless steel sink, Independent RO system, with option for Modular kitchen.
Electrical	All copper wiring in P.V.C. concealed conduit. Provisions for adequate light and power points as well as telephone & TV outlets with protective M.C.Bs. Tubelights and fans in drawing, dinning and all bedrooms.
Water Supply	Underground and overhead water tanks with pumps for uninterrupted supply of water.

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