



**WIDE WINGS**  
Pvt.Ltd

MEET TRUST

Realty | Hospitality | Media

ISO 9001:2008 CERTIFIED

Date:

**MAINTENANCE CONTRACT FOR F.Y. 2024-2025**

<b>FOR GAT NO. 1383 &amp; 1341/B – Phase 1 &amp; Phase 3</b> Name: Mr. Rajendra C. Manohar Address: 14, Nakshtra, B-301, Erandwane, Pune : 411004 PAN No: ABJPM1999G  Name: Mr. Ajay A. Salvi Address: Flat no 1102 C building, Reelicon Feelicia, Pashan, Pune-411021 PAN No: AWJPS4694R	<b>FOR GAT NO. 1380 &amp; 1382 Phase 2</b> Name: Mrs. Pournima R. Manohar Address: 14, Nakshtra, B-301, Erandwane, Pune : 411004 PAN No: AAZPM6304N  Name: Mrs. Aakanksha A. Salvi Address: Flat no 1102 C building, Reelicon Feelicia, Pashan, Pune-411021 PAN No: AREPS6025L
<b>PARTY OF 1ST PART</b> Land Owner & Their Heirs/Assignee	

M/s Wide Wings Pvt. Ltd.  PAN No- AABCW4539N
<b>PARTY OF 2ND PART</b>

Purchaser 1: PAN no- Address:  Purchaser 2: PAN no- Address:
<b>PARTY OF 3RD PART</b>

Whereas as Party 1st Part, purchased open agricultural land bearing Gat No/Nos. 1383, 1380, 1382 & 1341/B. Totally admeasuring 40,000 Sqmt for GAT no. 1383 ( stated as Phase1), 28120 sqmt for GAT no. 1380 & 1382( stated as Phase 2) and 32000 sqmt for GAT No. 1341/B ( stated as Phase 3) & further developed the total estate as under:

Fragmented the Gat No/s 1383, 1380, 1382 & 1341/B into smaller Non-Agricultural by paying the necessary Development charges & fulfilling all the terms & conditions laid down by the Govt. Sanctioning Authorities & Land Revenue Department & named the project "**KONKAN COUNTY**".

Enclosed the total project by compound wall. Made internal WBM Road accessibility to each plot. Made water sourcing from the Gram Panchayat Water tank. Laid water pipeline & drip irrigation grid, for human consumption & plantation. Installed Electrical Transformer Substation for power requirement . 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 Pvt Ltd. & 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 4.68	Mandatory
Individual Plot	INR 4.68	Optional
Cottage/Bungalow/Apartment	INR 17.50	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 Pvt. Ltd:**

Type of Non- Comprehensive Maintenance	Work Description
Common	<ol style="list-style-type: none"> <li>24 hours 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 farmyard manure (Shenkhat) to the trees once a year.</li> </ol> <p>Note: Growth and health of tree and yield of fruit is not guaranteed by us.</p>
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>Cleaning of water storage tank once a month.</li> <li>Checking all the equipment's once in fortnight. 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> <p>Note: *Sweeping, mopping &amp; dusting twice a week.</p>

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. **October 2013**)

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 (e.g. forest fire, earthquakes, storm etc) 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 Konkan County 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
Mr. Rajendra C. Manohar Party of 1 <sup>st</sup> Part			
Mr. Ajay A. Salvi Party of 1 <sup>st</sup> Part			
Mrs. Pornima R. Manohar Party of 1 <sup>st</sup> Part			
Mrs. Aakanksha A. Salvi Party of 1 <sup>st</sup> Part			
M/s. Wide Wings Pvt. Ltd. Party of 2 <sup>nd</sup> Part			
(Purchaser 1) Party of 3 <sup>rd</sup> Part			
(Purchaser 2) Party of 3 <sup>rd</sup> Part			

Witness 1:

Signature:

Name :

Address :

Witness 1:

Signature:

Name:

Address :