stipulations contained in this agreement and all applicable laws, area now willing to enter into this agreement on the terms and conditions appearing hereinafter;

AND WHEREAS prior to the execution of these presents the allottee/purchaser has paid to the promoter a sum of Rs._____ (Rs._____ only) being part payment of the sale consideration of the apartment agreed to be sold by the promoter to the allottee/purchaser as advance payment or application fee (the payment and receipt whereof the promoter both thereby admit and acknowledge) and the allottee/purchaser has agreed to pay to the promoter the balance of the sale consideration in the manner hereinafter appearing;

AND WHEREAS the promoter has registered the project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the **Real Estate Regulatory Authority at_____ No._____**;

In accordance with the terms and conditions set out in this agreement and as mutually agreed upon by and between the parties, the promoter hereby agrees to sell and the allottee/purchaser hereby agrees to purchase the **apartment and covered parking**.

NOW THEREFOR, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The promoter shall construct the said building/s consisting of **ground and other seven floors** on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority.

1.a(i) The allottee/purchaser hereby agrees to purchase from the promoter and the promoter hereby agrees to sell to the allottee/purchaser apartment/shop no._____ of the type _____ of carpet area admeasuring _____ sq.meters on _____ floor in the building _____/wing (hereinafter referred to as "the Apartment") as shown in the floor plan for the consideration of Rs._____ including Rs._____ being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the second schedule annexed herewith.

1(b) The total aggregate consideration amount for the apartment including covered parking spaces is thus Rs._____/-.

1(c) The allottee/purchaser has paid on or before execution of this agreement a sum of Rs._____ (Rupees _____ only) (not exceeding 10%