as the Act) with the real estate regulatory authority at _____ No. _____ , authenticated copy is attached herewith.

WHEREAS the promoter/vendor has appointed a Structural Engineer for the preparation of the structural designs and drawings of the building and promoter/vendor accepts the professional supervision of the Architect and the Structural Engineer till the completion of building.

WHEREAAS the promoters/vendors have sole and exclusive right to sell the apartments in the said building to be constructed and to enter into agreements with the allottee (s) of the apartments to receive the sale consideration in respect thereof. Thus the vendors/promoters are entered into contract for sale the apartment No. 202 on the second floor of the building called "Arjun Empire-Meera" with the allottee/purchaser namely _____ .

WHEREAS the allottee/purchaser has inspected personally the title deeds relating to the project land, sanctioned plan and map, design and specification prepared by Architect, certificate of registration with the Real Estate Regulatory Authority, Power of Attorney, village extract 7/12 and extract VIII, deed of declaration, title verification report and amalgamation certificate of plots issued by the A.M.C. as the promoter/vendor has given to him on demand. The authenticated copies of all these documents are annexed herewith.

WHEREAS the promoter/vendor has observed and performed the terms, conditions, stipulations and restrictions while developing the project land.

WHEREAS the allottee/purchaser has applied to the promoter/vendor for allotment of apartment No. 202 on second floor in the building called "Arjun Empire-Meera" of the said projected land.

WHEREAS the carpet area of the apartment No. 202 of second floor is 59.28, Built up area 64.25 sq.mtr., super built up area 81.13 sq.mtr. (an area under open balcony and shajja 5.50 sq.mtr., area under common share stair, and lobby 11.38 sq.mtr.) (Share in land as per A.M.C. 4.505%).

WHEREAS purchaser/allottee has personally visited the subjected flat no. 202 on the 2nd Floor of "Arjun Empire-Meera" and satisfied with the construction in progress of the building on this date of contract for sale of apartment. The purchaser has satisfied with the construction material used in construction of

the said building. The purchaser has no grievance about construction in progress of the said apartment as well as amenities provided to the said building. The purchaser has agreed to purchase the Apartment upon satisfying the terms, conditions, restrictions and stipulations laid down by the Municipal Corporation, Amravati while sanctioning the plan and map of the building. The purchaser shall not raise any grievance about the construction and amenities in future.

WHEREAS the parties to the present deed relying on the confirmations, representations, and assurances to each other to faithfully abide by all the terms, conditions and stipulations contend in this agreement and all applicable laws are now willing to enter into this agreement on the terms and conditions appearing are here-in-after.

AND WHEREAS prior to the execution of these presents the allottee/purchaser has paid to the promoter a sum of Rs.1,25,000/- (Rupees One Lac Twenty Five Thousand only) R.T.G.S. on 16/10/2018, being part payment of the sale consideration of the apartment agreed to be sold by the promoter/vendor to the allottee/purchaser as advance payment and the payment and receipt whereof the promoter/vendor and allottee/purchaser hereby admit and acknowledge.

WHEREAS, the allottee/purchaser has agreed to pay to the promoters/vendors the balance of the sale consideration in the manner here-in-after appearing to the present deed.

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

NOW THEREFORE, THIS AGREEMENT WITNESS AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS.

i) That the promoters/vendors shall have to obtain prior consent in writing in respect of variations or modifications which may adversely affect the apartment of the allottee/purchaser accept any alteration or addition required by any Government authorities or due to change in law.