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of flats named as " **SHRIHARI RESIDENCY** " is taken up independently in the regular course of business, for which **OWNER** has already started the work of construction.

WHEREAS, Party no. 2, Purchase Flat in the said " **SHRIHARI RESIDENCY** " having no. ---- at floor ----, with heritable and transferable rights therein, has approached the owner with the request, to sale the said chosen flat to him, agreeing inter-alia to provide, contribute and pay the value of constructed flat with area as per sanctioned map.

OWNER has accepted the request of the **PURCHASER** and agrees to sale the constructed flat as per sanctioned building plan covering total builtup area about ----- **Sq.M.** in said building and more particularly described in the schedule written hereunder.

OWNER has given his consent and confirms to sale the flat alongwith undivided ----- **SQ.M** (-----%)share in land subject to fulfillment of conditions of this agreement.

AND WHEREAS the **OWNER** will be selling the flat in the said Apartment on ownership basis with a view ultimately the purchaser in said " **SHRIHARI RESIDENCY** " making full payments of all their respective dues to the **OWNER** and strictly complying with all the covenants and conditions of the respective agreement with the Owner. The Owner shall execute or cause execution of necessary conveyance in favour of the respective proposed owner.

NOW, THEREFORE, IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

- 1] That, it pursuance of this Agreement, Party no. 2 has agreed to purchase from **OWNER/Party no.1** the flat constructed completely in all respects as per the specification given in the schedule "A" and the map annexed herewith demarcated as **flat No.---- at ----- Floor** and the **OWNER** has agreed to sale flat chosen by purchaser.
- 2] That, party no. 2 has finally decided to own and possess the flat after complete construction at **SHRIHARI RESIDENCY APARTMENT** That, part no. 2 has agreed to pay nd contribute the **agreed settled cost of -----/- [Rs. -- ----- only]** for ready flat inclusive of cost of undivided share of land, out of which party no. 2 has **paid sum of Rs.-----/- [Rs -----only] by ch. no.----- (------ bank) paid on dt. -----** . The party no.2 acknowledges the receipt of said payment.

The balance amount of Rs. -----/- [Rupees ----- only] are agreed to be paid by purchaser to **OWNER/Party no. 1** as stated in schedule IV appended to this deed, which is part of this agreement. The party no. 1 expressly agrees that, on request of the purchaser to facilitate to obtain loan for house if required, the vendor will execute the regd. the agreement of sale of -----% proportionate divisible share out of the total land on receiving at least **5 %** amount of agreed cost of house as mentioned above, and will execute the agreement of sale deed for share in land for consideration And