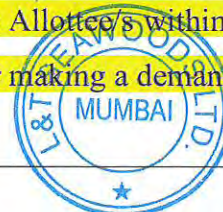


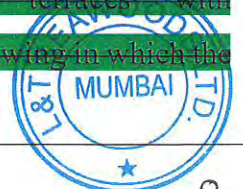
			to 225,000 square feet, on the _____ floor in the building known as - L&T Seawoods-Opal at West Square for a Consideration mentioned in Fourth Schedule. Further, for the exclusive use of the Allottee/s, (2 SINGLE) covered car parking space/s at _____ level basement / podium bearing No(s). ..
1(b)	The total aggregate consideration amount for the apartment including garages/covered parking spaces is thus Rs. _____/-	-	~~The total aggregate consideration amount for the apartment including garages/covered parking spaces is thus Rs. _____ /~~
1(c)	The Allottee has paid on or before execution of this agreement a sum of Rs _____ (Rupees _____ only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs (Rupees) in the following manner :- i. Amount of Rs...../-(.....) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement ii. Amount of Rs...../-(.....) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Apartment is located. iii. Amount of Rs...../-(.....) (not exceeding 70% of the total	3.3 at Page 13 Fourth Schedule at Page 51	The Allottee/s has paid on or before execution of this Agreement a sum of Rupees mentioned in Fourth Schedule (not exceeding 10% of the total Consideration) as Earnest Amount ~~as advance payment or application fee and~~ (the payment and receipt whereof the Promoter both hereby admit and acknowledge). The Allottee/s hereby further agrees to pay to that Promoter the balance amount of the Consideration of Rs (Rupees), payable by the Allottee/s strictly in manner and as per the payment instalments mentioned and more particularly described in the Fourth Schedule ("Payment Plan"). The Promoter shall issue notice to the Allottee/s, intimating the Allottee/s about the stage-wise completion of the Real Estate Project, in which the Said Apartment is located. As detailed in the Clause 5 hereinabove as well as Fourth Schedule, the payment at each stage is individually referred to as "the Installment" and collectively referred to as "the Installments". The payment shall be made by the Allottee/s within 15 (fifteen) days of the Promoter making a demand for the payment

Date: 23rd April 2024



consideration) to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located. iv. Amount of Rs...../-(.....) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment. v. Amount of Rs...../-(.....) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment. vi. Amount of Rs...../-(.....) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located. vii. Amount of Rs...../-(.....) (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings,	of the Installment, time being the essence of the contract; ~~i. Amount of Rs...../-(.....) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement~~ ~~ii. Amount of Rs...../-(.....) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Apartment is located.~~ ~~iii. Amount of Rs...../-(.....) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located.~~ ~~iv. Amount of Rs...../-(.....) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.~~ ~~v. Amount of Rs...../-(.....) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.~~ ~~vi. Amount of Rs...../-(.....) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located.~~
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Date: 23rd April 2024



electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as maybe prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.

viii. Balance Amount of Rs...../- (.....) against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.



~~vii. Amount of Rs...../-(.....) (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as maybe prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.~~

~~viii. Balance Amount of Rs...../-(.....) against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.~~

FOURTH SCHEDULE

(Details of payments to be made by the Allottee/s, Payment Plans, etc.)

<u>2</u>	<u>Earnest Money</u>	<u>Rs.2341975 /- (Rupees Twenty Three Lakh Forty One thousand Nine hundred Seventy Five Only), being % of the Consideration (excluding GST & other applicable tax)</u>
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Payment Plan

i. Amount of Rs...../-(.....) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement.

ii. Amount of Rs...../-(.....) (not exceeding 45% of the total consideration) to be paid to



the Promoter on completion of the Plinth of the building or wing in which the said Apartment is located.

iii. Amount of Rs...../- (.....) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located.

iv. Amount of Rs...../- (.....) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.

v. Amount of Rs...../- (.....) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies up to the floor level of the said Apartment.

vi. Amount of Rs...../- (.....) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located.

vii. Amount of Rs...../- (.....) (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment

Date: 23rd April 2024



requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as maybe prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.

viii. Balance Amount of Rs...../-(.....) against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.

3.4 at
Page 16

The payment by the Allottee/s in accordance with Fourth Schedule and the Clause 5 hereinabove, is the basis of the Consideration and is one of the principal and material term of this Agreement (time being the essence of the contract). The Promoter has agreed to allot and sell the Said Apartment to the Allottee/s for the Consideration inter-alia because the Allottee/s has/have agreed to pay the Consideration in the manner more particularly detailed in the Payment Plan mentioned in Fourth Schedule and Clause 5 hereinabove. All the Installments payable in accordance with the Payment Plan mentioned in Fourth Schedule and under Clause 5 hereinabove with respect to the completion of the stage of construction on the date of signing of this Agreement shall be paid by the Allottee/s strictly as per the Payment Plan. The Allottee/s shall pay the Installments as aforesaid on or before the due date without fail and without any delay or default or demur as time in respect of the said Installments is of the essence of the Agreement. The Promoter will keep certificate of its Architects certifying that the Promoter has carried and completed the specified

Date: 23rd April 2024

			stage of work, and such certificate will be open for inspection by the Allottee/s at the office of the Promoter and such certificate shall be valid and binding upon the Allottee/s and the Allottee/s agree not to dispute the same;
-	-	3.5 at Page 16	It is agreed between the Parties that for the amount which becomes due and payable by Allottee/s on the basis of achieving certain milestones/stages, then irrespective of the proposed date on which such milestone was to be achieved, as per proposed schedule of progress disclosed to Allottee/s, the amount shall become payable by the Allottee/s on the date on which such milestone is actually achieved. The Promoter shall be entitled to construct the Real Estate Project faster and complete it earlier than what is disclosed as the proposed schedule of progress and in such scenario the Promoter reserves the right to change/ revise the payment instalment schedule and accordingly, the Allottee/s shall be obligated to make the balance payment of the Consideration as per the revised payment schedule;
1 (d).	The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the [Apartment/Plot].	3.6 at Page 16	The Consideration payable in Installments in accordance with Fourth Schedule and Clause 5 hereinabove, excludes Taxes (consisting of tax paid or payable by the Promoter by way of GST, and Cess ~~Value Added Tax, Service Tax, and Cess~~ or any other similar taxes which may be levied, in connection with the construction of and carrying out the Real Estate Project ~~payable by the Promoter~~) up to the date of handing over the possession of the Said Apartment to the Allottee/s;
		3.7 at Page 16 & 17	All payments shall be made by way of demand drafts/ pay orders/account payee cheques/ RTGS/ ECS/ NEFT any other instrument drawn in favour of / to the account of the Promoter bearing Account No.

Date : 23rd April 2024