

into this Agreement on the terms and conditions appearing hereinafter.

Y. Prior to the execution of these presents, the Allottee/s have paid to the Promoter, a sum of Rs. _____/- (Rupees _____ Only), being part payment of the sale consideration of the Flat agreed to be sold by the Promoter to the Allottee/s as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee/s have agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

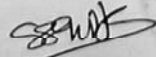
Z. The Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority under the provisions of Real Estate (Regulation & Development) Act, 2016 ("RERA") at _____ under No. _____ authenticated copy showing registration is attached in ANNEXURE - "_____".

AA. Under section 13 of the said Act, the Promoter is required to execute, a written Agreement for sale of said flat with the Allottee/s, being in fact these presents and also to register the said Agreement under the Registration Act, 1908. 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/s hereby agree/s to purchase the (Flat/s) and available car parkings as per MCGM norms.

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

SHANTPRABHA CHS LTD.


Treasurer


Secretary


Chairman



1. It is agreed between the parties hereto that all the recitals of this Agreement shall form part and parcel of the operative part of this Agreement and shall be read accordingly.
2. The Promoter as aforesaid have demolished old structure standing on the said property, obtained Commencement Certificate (CC) and has commenced construction of a residential building to be known as "SHANTPRABHA" (hereinafter referred to as "THE SAID BUILDING"), consisting of ground plus 3 podium floors plus 19 upper floors with parking on stilt and stack parking 1st to 3rd floors of podium in the said building standing on the said land in accordance with the plans, designs, specifications, etc., approved by the concerned local authority and which have been seen and approved by the Allottee/s with only such variations and modifications as the Promoter may consider necessary or as may be required by the concerned authority or the concerned local authority or the Government to be made in them or any of them.
3. The Allottee/s hereby agree/s to purchase from the Promoter and the Promoter hereby agree/s to sell to the Allottee/s, Flat No. _____, admeasuring _____ sq.ft. (RERA Carpet Area), equivalent to _____ sq. mtrs, on the _____ floor, alongwith parking on ground floor/ _____ stack parking on _____ podium floor bearing No _____ in the building to be known as "SHANTPRABHA" constructed on the said land and the same is more particularly described in the **SECOND SCHEDULE** hereunder written and delineated in RED colour boundary line on the floor plan thereof annexed hereto as **ANNEXURE** - "_____" (hereinafter the said flat no. _____ and the said parking no. _____ are jointly referred to as "THE SAID FLAT/PREMISES")." (for the price of Rs. _____/- (Rupees _____)

SHANTPRABHA CHS LTD.

[Signature]
Treasurer

[Signature]
Secretary

[Signature]
Chairman



only) ("Total Consideration") including the proportionate price of the common areas and facilities appurtenant to the said Flat, extent and description of the common/limited common areas and facilities which are also particularly described in the Second Schedule hereunder written and are shown on the plan annexed hereto and marked as ANNEXURE - "___".

4. The Allottee/s have paid to the Promoter on or before the execution of this agreement, a sum of Rs. _____ /- (Rupees _____ only) not exceeding 10% of the total consideration as and by way of earnest money and hereby agree/s to pay to the Promoter, the balance amount of Rs. _____ /-(Rupees _____ only) in the following manner:-

(a) An amount of Rs. _____ /- (_____) not exceeding 30% of the total consideration to be paid to the Promoter on the execution of Agreement

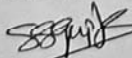
(b) a sum of Rs. _____ /- (Rupees _____ Only), not exceeding 45% of the total consideration to be paid on completion of plinth of the building in which the said flat is situated

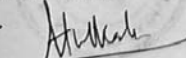
(c) a sum of Rs. _____ /- (Rupees _____ Only), not exceeding 70% of the total consideration to be paid by the Allottee/s to the Promoter on completion of the of all the slabs including podium and stilts of the building in which the said flat is situated;

(d) Amount of Rs. _____ /-(Rupees _____ Only) not

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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 flat.

(e) Amount of Rs. _____ /-(Rupees _____ Only) 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 flat.

(f) Amount of Rs. _____ /-(Rupees _____ Only) not exceeding 85% to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with water proofing of the building in which the said flat is located.

(g) Amount of Rs. _____ /-(Rupees _____ Only) 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 area appertain and all other requirements as may be prescribed in the Agreement of Sale of the building or wing in which the said flat is located.

(h) A sum of Rs. _____ /- (Rupees _____ only) being the balance amount payable against of the said flat/premises being offered by the Promoter to the Purchaser/s on or after receipt of the occupation certificate. The Purchaser/s shall without fail and without any delay or default or demur pay the aforesaid installments on its respective due dates, as time in respect of each of the said payments is OF THE ESSENCE OF THE CONTRACT. The Promoter

SHANTPRABHA CHS LTD.

Phalil
Treasurer

S. S. S.
Secretary

H. M. M.
Chairman

