

- (ii) Rs. ____/-for share money, application entrance fee of the Society or Limited Company.
- (iii) Rs. ____/- towards proportionate charges for Electricity installation including electric substation/ Water connection/ Development charges.
- (iv) Rs. ____/- towards sinking fund.

Total Amount = Rs. ____/- (In words _____ rupees only) (as per para no-21 and 22)

23. The Developer shall utilize the sum of Rs. ____/- to be paid by the Purchaser to the Developer for meeting all legal costs, charges and expenses, including professional costs of the Advocates of the Developer in connection with joining the Flat Purchase/s as member of the Society and the cost of preparing and engrossing this Agreement. Developer shall utilize the balance amount for remaining items as stated in Para No.15 above.
24. The Developer may at their discretion change/modify Plans without changing area agreed to be provided to the Purchased by the Flat Purchaser in building/s to be constructed on said property more particularly described in the First Schedule hereunder written. The Purchaser/s hereby consent/s to the above. The consent contemplated hereunder shall for all purposes be considered as Purchaser's/s' consent under the provisions of Section 7(1) (i) & (ii) and the other applicable provisions of MOFA. and Section 14(1)(i) and (ii) and other applicable provisions of RERA.
25. The Developer may in their discretion amalgamate said property with adjoining properties to make a composite development. Purchaser will not take any objection to such amalgamation. The Flat Purchaser hereby agree with the Developer that the Developer shall have exclusive rights to construct and/or provide the said common facilities and amenities to the flat Purchasers of the said building and any other persons for such fees/premium and on such terms and conditions as they may deem fit and proper. The Purchaser/s hereby consent/s to the above. The consent contemplated hereunder shall for all purposes be considered as Purchaser's/s' consent under the provisions of Section 7(1) (i) & (ii) and the other applicable provisions of MOFA. And Section 14(1) (i) and (ii) and other applicable provisions of RERA.

[Signature]



26. The Developer shall be entitled to amalgamate the said property with the adjoining plot or plots as also to lay out the said plot or amalgamated plots and in that event shall be entitled to amend the building plans without affecting the said Flat agreed to be purchased by the Flat Purchaser under this Agreement.
27. The Purchaser hereby agrees and confirms that the said building shall be known as **"Rose Blossom Co-op. Hsg. Society Ltd."**
28. The Developer will have exclusive right over the unsold Flats without charging any premium except for the entrance fee and share money.
29. This Agreement for Sale is for sale of the premises mentioned herein and has been entered into subject to the terms and conditions of the hereinabove recited documents mentioned in this Agreement and the terms and conditions imposed of as may be imposed hereafter by the Municipal Corporation of Greater Mumbai and other authorities concerned and also subject to the variations and/or modifications as may be agreed upon by the Developer with the Society or the Municipal Corporation of Greater Mumbai and other authorities concerned.
30. The Flat Purchaser shall maintain at his/her/their own costs the Flat agreed to be acquired by him/her/ them in the same good conditions, state and order in which it is delivered to him/her/them and shall abide by all bye-laws, rules and regulations of the Municipal Corporation of Greater Mumbai or any other authorities and local bodies and shall attend and answer and be responsible for deviation, violation of any of the conditions or Rules or Bye-laws and shall observe and perform all the terms and conditions contained in the Agreement.
31. The Flat Purchaser hereby agrees to pay all amounts payable under the terms of this Agreement as and when they become due and payable, time in this respect being essence of the contract. Further the Developer is not bound to give notice requiring such payment and failure thereof shall not be pleaded as an excuse for non-payment of any amount or amounts on the respective due dates.



32. The Flat Purchasers shall not enclose and/or carry out any permanent structure to balcony, Flower beds with Grills, without written permission of Developer and under no circumstances Flat Purchasers shall change and/or alter exterior design of the building wherein Flat agreed to be purchased by him/her/them.
33. The Flat Purchaser shall permit the Developer and their Servants, Surveyors and Agents with or without workmen and other at all reasonable time to enter upon and into the Flat or any part thereof for the purpose of making, repairing maintaining, re-building, cleaning, lighting and keeping in order and good condition all services, cables, gutters, wires, part structures or other conveniences belonging to or used for the said building and also for the purpose of laying down, maintaining, repairing and testing water pipes and electric wires and for similar purposes.
34. The Flat Purchaser shall not use the said Flat or permit the same to be used for any purpose other than for the purpose for which the same is sold to the Purchaser, which may or is likely to cause nuisance nor annoyance to occupiers of the other flats in the building or to the Owners or residents of the neighboring properties nor for any illegal or immoral purposes. It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent flat purchaser/s of the said Flat, in case of a transfer, as the said obligations go along with the said Flat for all intents and purposes.
35. The Flat/shop Purchaser will not at any time demolish or cause to be demolished the Flats or any part thereof agreed to be taken by him/her/them nor will he/she/they at any time make or cause to be done any additions or alterations of whatsoever nature to the said Flats or any part thereof and shall not permit the closing of verandah or lounges or balconies or make any alterations in the elevation and outside colour scheme of the Flats to be acquired by him/her/them.
36. After handing over the possession of the Flat/Shop to the Flat Purchaser if any additions or alterations in or about or relating to the said building are thereafter required to be carried out by the Government, Municipal Corporation/MHADA or any statutory authorities, the same shall be carried out by him/her/them in cooperation with the



Purchaser of the other Flats in the said building at his/her/their costs and the Developer shall not be in any manner liable or responsible for the same.

37. The Flat Purchaser with intention to bring all persons into whosoever hands the Flat may come, doth hereby covenant with the Developer as follows: -

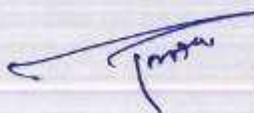
- (a) To maintain the Flat at Flat Purchaser's own cost in any good tenantable repair and condition from the date of possession of the flat is taken and shall not do or suffered to be done anything in or to the building in which the Flat is situated, staircase or any passages which may be against the rules, regulations or bye-laws or concerned local or any other authority or change/alter or make addition in or to the building in which the Flat is situated and the Flat itself or any part thereof.
- (b) Not to store in the Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the flat is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or caused to be carried heavy packages whose upper floors which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Flat is situated, including entrances of the building in which the Flat is situated and in case any damage is caused to the building in which the Flat is situated or the Flat on account of negligence or default of the Flat Purchaser in this behalf, the Flat Purchaser shall be liable for the consequences of the Breach.
- (c) To carry at his own cost all internal repairs to the said Flat and maintain the Flat in the same conditions, state and order in which it was delivered by the Developer to the Flat Purchaser and shall not do or suffering to be done anything in or to the building in which the Flat is situated or the Flat which may be given the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Flat purchaser committing any act in contravention of the above provision, the Flat Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.



- (d) Not to demolish or cause to be demolished the Flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat is situated and shall keep the portion, sewers, drains pipes in the Flat and appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat is situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Flat without the prior written permission of the Developers and/or the Society.
- (e) Not to do or permit to be done any Act or thing which may render void or voidable any insurance of the said land and the building in which the Flat is situated or any part thereof or whereby any increase premium shall become payable in respect of the insurance.
- (f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the said land and the building in which the Flat is situated.
- (g) Pay to the Developer within 15 days of demand by the Developer, his share of security deposit demanded by concerned local authority or Government or giving water, electricity or any other serve connection to the building in which the Flat is situated.
- (h) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Flat by the Flat Purchaser viz. Power for any purposes other than for residential purpose.
- (i) The Flat Purchaser shall not let, sub-let, transfer, assign or part with Flat Purchaser interest or benefit factor of this Agreement or part with the possession of the Flat un till all the dues payable by the Flat Purchaser to the Developer under this Agreement are fully paid up and only if the Flat Purchaser had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Flat Purchaser has intimated in writing to the Developer.



- (j) The Flat Purchaser shall not change the user of the said Flats.
- (k) The Flat Purchaser shall observe and perform all the rules and regulations of the Society that may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the flats therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Flat Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupation and use of the Flat in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
38. If by reason of any amendment to the Constitution or Enactment or Amendment of any other law Central or State, the transaction between the flat purchaser and the Developers is held to be eligible to tax as a Sale or otherwise, either as whole or in part, any inputs or materials or equipment used or supplied in execution of or in connection with such transaction are eligible to tax (including Goods and Service Tax, the same shall be payable by the flat purchaser on demand at any time to the Developer.)
39. Noting contained in this Agreement is not intended to be nor shall be constructed as a grant, demise or assignment in law of the said Flats or of the said Plot and Building or any part thereof. The Flat Purchaser shall have no claim save and except in respect of the Flat hereby agreed to be sold to her and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces etc. will remain the property of the Society.
40. Any delay tolerated or indulgence shown by the Developer in enforcing the terms of this Agreement or any forbearance or giving of time to the Flat Purchaser by the Developer shall not be construed as a waiver on the part of the Developer of any breach or non-compliance of any of the terms and conditions of this Agreement by the Flat Purchaser nor shall the same in any manner prejudice the rights of the Developer.






41. The Flat Purchaser and/or the Developer shall present this Agreement at the proper registration office for registration within the time limit prescribed by the Registration Act and the Developers will attend such office and admit execution thereof and at the time of registration the Flat Purchaser/s shall bear and pay the stamp duty and registration charges in respect of the said Flat.

42. All notices to be served on the Flat Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Flat Purchaser by Registered Post A.D./Under Certificate of posting at his/her address specified below: -

That in case there are Joint Flat Purchasers all communications shall be sent by the Developer to the Flat Purchaser whose name appears first and at the address given by him/her which shall for all intents and purposes be considered as properly served on all the Flat Purchasers.

43. The Purchaser/s hereby agrees to pay any taxes as applicable together with the interest and penalty, if any, or any such other tax duty fees cess that is payable by way of taxes applicable on the amount of each installments for sale consideration, in accordance with the provisions of Goods and Service Tax Act, 2017 (GST) applicable from the effective date with retrospective effect on which the relevant enactment/notification shall/has come into effect or/any other similar taxes, under these presents or otherwise in respect of intended sale of flat by the Developer to the purchaser/s herein becoming payable by the Developers in respect of the said flat on demand by the Developer without any demur. The Developer shall not contribute anything towards such taxes, duties, cess, charges. If, however, the Developer are compelled to pay such taxes, duties, cess, charges the purchaser/s shall reimburse to the Developer such amount forthwith on demand together with the interest @ 18% (Eighteen percent) per annum and in determining such amount the decision of the Developer shall be conclusive and binding upon the purchaser/s. If the purchaser/s commits default in payment of applicable Taxes along with interest and penalty, if any, thereon the Developer shall be entitled to

Tru...



withhold delivery of possession of the said flat to the purchaser/s until the applicable taxes and the interest and penalty are paid.

44. The Purchaser/s hereby agree/s that in case the government of Maharashtra applies or levies taxes or any other tax on the sale of flats and other premises etc. and if any such tax becomes payable in relation to the said flats, the purchaser/s shall pay the same immediately on demand being made by the Developer and until such time the same shall remain unpaid or deposited by the purchaser/s in a separate account with the Developer, the purchaser/s shall not be entitled to in physical possession of the said flat. It is expressly agreed that the legal obligation and liability to pay or to make any contributions towards the aforesaid taxes or such other applicable taxes levied by Government on sale of said flats etc., shall be that of the purchaser alone will pay the same along with interest and penalty, if any, and any loss or damage arising to the Developer on account of non-payment thereof in time or otherwise, by the purchaser/s shall be reimbursed to the Developer on demand, by the purchaser/s;
45. Time for payment of the applicable Taxes and interest and penalty if any thereon, is of the essence of the contract. The Developer shall forward to the purchaser/s an intimation of the notice of demand received by them from the Taxing authorities calling upon the purchaser/s to forthwith the amounts demanded under the said notice without any demur to the Developer and the purchasers shall be bound to pay the said amounts within eight days of Developer dispatching such intimation under certificate of posting at the address of the purchaser/s as given in these presents. The Developer will keep the original of such demand notice open for inspection by the purchaser/s at the office of the Developer and such notice shall be conclusive and binding upon the purchaser/s and the purchaser/s agree not to dispute the same.
46. On the purchaser/s committing default in payment of the above-mentioned taxes and the interest and penalty thereon, if any the Developer shall be entitled at their own option to terminate this agreement and forfeit the money received by them till such time. Provided Always that the power of termination herein before contained shall not be exercised by the Developer unless and until the Developer shall have given to the purchaser/s a prior notice in writing of their intention to terminate this agreement by bringing to his/her/their notice the default of their nonpayment of applicable taxes,



Handwritten signature



calling upon the purchaser/s to remedy such breach or breaches within the notice period. PROVIDED FURTHER THAT upon the termination of this agreement as aforesaid, the Developer shall be entitled to and shall be at liberty to dispose of and sell the said flat to such a person and at such a price the Developer may in their absolute discretion think fit and proper.

47. The Flat Purchaser shall be entitled to avail loan from Bank/Financial Institution and to mortgage the said Flat by way of security for repayment of the said loan to such Bank/Financial Institution, with the prior written consent of the Developer. The Developer shall permit and issue it no objection letter to the Flat Purchaser to enable him/her at his/her sole risk, costs and expenses to obtain loans from the Bank and/or the Financial Institutions by mortgaging the said Flat. The Developer shall, however be entitled to refuse permission to the Flat Purchaser for availing any such loan and for creation of any such mortgage/charge, in the event the Flat Purchaser has/have defaulted in making payment of the Sale Consideration and/or other amounts payable by the Flat Purchaser under this Agreement. All the cost, expense, fees, charge and taxes in connection with procuring and availing of the said loan, mortgage of the said Flat, servicing and repayment of the said loan, and any default with respect to the said loan and/or the mortgage of the said Flat, shall be solely and exclusively borne and incurred by the Flat Purchaser. The Developer shall not incur any liability or obligation (monetary or otherwise) with respect to such loan or mortgage. Notwithstanding any of the provisions hereof, the Flat Purchaser hereby agrees that the Developer shall have first lien/charge on the said Flat until all the amount including the Sale Consideration, taxes and other charges and amounts payable in respect of the said Flat have not been paid and the Flat Purchaser has no objection and hereby waives to raise any objection in that regard.

48. It is inter alia agreed by the Developer that the Flat Purchaser is free to let, sell, transfer, convey, mortgage, charge or in any way encumber or deal with or dispose of the said flat or assign, under let or part with his/her/their interest under or the benefit of this agreement or any part thereof entirely to any one a their nominees/transferees entirely at their own discretion upon such terms and conditions as they may deem fit and proper entirely at their own discretion without taking any consent or non-objection of the



Developer for such acts, deeds or thing and further the Developer shall be bound to give any writing, letter, NOC etc to the Flat Purchaser if there is any specific requirement of the Flat Purchaser without raising any objection in any manner and lastly the Developer's shall not demand any transfer charges or donation or any amount from the purchasers or nominees in case of sale or assignment of the right under the agreement of the flat purchased/nominee herein. The Developer shall admit such person in their records so suggested by the Flat Purchaser. The Flat Purchaser hereby nominees his family member _____ in his place and stead upon the demise or any unforeseen circumstances who shall be entitled for all the benefits accrued under this Agreement and shall also be entitled to receive the possession from the Developer. The Developer will not insist for consent of other heirs and/or any Probate or Succession Certificate in any manner and will discharge their obligations fully and absolutely and will admit the said person in their records fully and absolutely and will not demand any amount or charge in any manner.

49. Forwarding this Agreement to the Flat Purchaser by the Developer does not create a binding obligation on the part of the Developer or the Flat Purchaser until, firstly, the Flat Purchaser signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Flat Purchaser and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Developer. If the Flat Purchaser fails to execute and deliver to the Developer this Agreement within 30 (thirty) days from the date of its receipt by the Flat Purchaser and/or fails to appear before the Sub-Registrar for its registration as and when intimated by the Developer, then the Developer shall serve a notice to the Flat Purchaser for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Flat Purchaser, application of the Flat Purchaser shall be treated as cancelled and all sums deposited by the Flat Purchaser in connection therewith including the booking amount shall be refunded to the Flat Purchaser without any interest or compensation whatsoever.

50. This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said



Tran.



Flat/Plot/Building as the case may be. This Agreement may only be amended through written consent of the Parties.

51. This Agreement shall always be subject to the provisions of the Maharashtra Agreement Ownership Act, (Mah. Act No.XV of 1971) and the rules made thereunder and the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules and Regulations there under.
52. Any dispute between the parties shall be settled amicably. In case of failure to settle the dispute amicably, the same shall be referred to the Competent Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rule and Regulations, thereunder. For all other purposes the Courts at Mumbai alone shall have exclusive jurisdiction.
53. The Flat Purchasers agree and undertake to bear and pay Taxes if applicable, in respect of the said flat as and when the Developer call upon the Flat Purchasers to pay the same.

THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land thereabout bearing CTS No.262/A admeasuring 959.02 sq.mtrs, of Village Mogra, Taluka Andheri in the Registration District and Sub-District of Mumbai City and Mumbai Suburban situate lying and being at Natwar Nagar, Road No.5, Jogeshwari (East), Mumbai – 400 060 together with the existing building known as “ROSE BLOSSOM CO-OPERATIVE HOUSING SOCIETY LIMITED” and Bounded as follows :-

On or towards the East : CTS. No.263/4

On or towards the West : CTS. No.261 & CTS No.258

On or towards the North : CTS No.253/A & CTS No.273

On or towards the South : abetting Road No.5 having 12 mtr width.

THE SECOND SCHEDULE ABOVE REFERRED TO

Flat No. ____ on ____th floor _ – Wing admeasuring about ____ Sq. ft. Rera Carpet Area That is ____ sq. mtrs., and Car Parking Space/s viz., Puzzle/Stack Car Parking Space Nos. __ in building known as “Rose Blossom Co-op. Housing Society Ltd.”, Natwar



Nagar Road-5, Jogeshwari East, Mumbai – 400 060 on the said property and shown by Red colour boundary line on the plan.

THE THIRD SCHEDULE ABOVE REFERRED TO

The nature, extent and description of the "common area and facilities" and of the "Limited common areas and facilities" and "Restricted Common Areas and Facilities" shall be as under: -

A. GENERAL COMMON AREAS AND FACILITIES.

- i. Entrance lobby and foyer of the building/respective buildings will for the benefit of the purchaser of the flats/shops in such building.
- ii. Compound of the building/s i.e. the open area (out of the said property) appurtenant to built up area of the said building/s but excluding the open car parking spaces in the compound allotted /to be sold, allotted and Reserved to or in favour of the respective purchaser if permitted and constructed and also excluding the open car parking spaces in the compound sold, allotted or reserved in favour of any purchaser/ allottee as mentioned hereinabove in this Agreement.
- iii. The staircase and lift of the building/respective buildings including main landing for the purpose of ingress and egress of the purchaser/s of and visitors to such building but not for the purposes of storing or for recreation or for residence or for sleeping.
- iv. Terrace above the top floor of the building/respective buildings for being used as a means of access to the water tanks by the members owning flats in such building.
- v. All other common areas and facilities which are not designated or reserved by the Promoters as limited/ restricted common areas and facilities.

B. THE LIMITED COMMON AREAS AND FACILITIES.

- i. Landing in front of the stairs on the floor in which the particular flat/shop is located, as a means of access to the flat/shop but not for the purpose of storing or as a recreation area or for residence or for sleeping;
- ii. The landing is limited for the use of the residents of the flats/shops located on that particular floor and for visitors thereto, but is subject to means of access for reaching the other floors, available to all residents and visitors.
- iii. Car Parking Spaces, in the compound/ open space/ stilts/podium, reserved in favour of



any purchaser/s, shall be available for the exclusive use of such purchaser/s and his/her/its successors in interest of his/her/its flat.

THE FOURTH SCHEDULE ABOVE REFERRED TO

Payable before receiving possession of the said Flat:-

PART -A		
Sr. No.	Particulars	Amounts
1.	Legal Charges	
2.	Expenses for formation of the Society	
3.	Charges towards installation of Electricity Meter, Water Meter etc.	
4.	Maintenance/Outgoings/Charges (excluding all and any taxes) for a period of ____ months in advance	
	TOTAL	

PART -B		
Sr. No.	Particulars	Amounts
1.	Share Application and Entrance Fees of the said Society	
2.	Corpus Fund (if any)	
3.	Proportionate Share of Municipal Taxes and Outgoings	
4.	Advance Deposit for Municipal Taxes and Outgoings	
	TOTAL	

SIGNED SEALED AND DELIVERED)

By the withinnamed "THE DEVELOPERS")

M/S. VINI DEVELOPERS)

Through its Authorized Partner)



SHRI. PRITESH DAMJI SAVLA

)

AFFIX PHOTO	LEFT HAND THUMB IMPRESSION
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In the presence of

)

1.

)

2.

)

SIGNED SEALED AND DELIVERED

)

By the within named

)

“THE FLAT PURCHASER/S”

)

1. MR. _____

)

AFFIX PHOTO	LEFT HAND THUMB IMPRESSION
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In the presence of

)

1.

)

2.

)



RECEIPT

RECEIVED from the within named Purchaser/s the sum of **Rs. _____/- (In words _____ rupees only)** paid through Cheque bearing no – _____ dated _____, _____ dated _____ of The _____ Bank and Cheque bearing no – _____ dated _____ of _____ Bank to us towards Part Payment of flat no. _____, on _____th floor, _____-Wing in Rose Blossom Co-op Housing Society Limited.

Rs. _____/-

We say received.

For M/S. VINI DEVELOPERS

**PARTNER
(Developers)**



DETAILS OF AMENTIES TO BE PROVIDED BY DEVELOPER
GENERAL SPECIFICATION AND AMENITIES OF THE FLAT

Sound R.C.C. Frame structure

All Walls in Siporex.

Jet Black granite/Green granite platform with Stainless Steel Sink

Vitrified flooring tiles for living, dinning and kitchen

High gloss Ceramic flooring in all other rooms

Coloured tiles in all toilets upto ceiling level

Aluminium powder coated sliding windows with M.S. Grill

All doors of Laminate / Sun mica finish on one side

Concealed wiring all over flat

Concealed plumbing in all toilets

Telephone and T.V. Points in living room and all Bedrooms

Provision of points for Aqua guard filter in kitchen

Provision of points for Exhaust Fan in kitchen and all toilets

Ceiling and Walls in living rooms will be finished.

Impressive Building entrance lobby

Lift of reputed company

Cable Point

Dated this ____ day of _____, 2023

M/S. VINI DEVELOPERS,

....."THE DEVELOPER"

AND

MR. _____

....."THE PURCHASER/S"

AGREEMENT FOR SALE
