AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at Mumbai on this day of_____

BETWEEN

WOODLANDS HOUSING PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 3, Union Co-op Insurance Building, 23, Sir P. M. Road, Mumbai – 400 001, hereinafter referred to as the "Promoter/ Confirming Party" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the First Part.

AND

1] Surendra Kapur HUF an adult, Indian Inhabitant, residing at,501, Kapur House, 5 Paranjape, B-Scheme, Road No.1, Ville Parle (East), Mumbai – 400 057.

2] Joy Trust Private Limited through Surendra Kapur an adult, Indian Inhabitant, residing at,501, Kapur House, 5 Paranjape, B-Scheme, Road No.1, Ville Parle (East), Mumbai – 400 057.

3] Joy Kapur HUF an adult, Indian Inhabitant, office at 3, Union Co-op Insurance Building, 23, Sir P. M. Road, Mumbai – 400 001.

4] Joy Surendra Kapur an adult, Indian Inhabitant, office at 3, Union Co-op Insurance Building, 23, Sir P. M. Road, Mumbai – 400 001.

Hereinafter collectively referred to as the **"Co-Promoters/Owners"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and administrators) of the Second Part.

AND

Mr. _____an adult, Indian Inhabitant, residing at -_____
, hereinafter referred to as the "Purchaser (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his / her / their respective heirs, executors and administrators) of the Third Part.

The Owners and the Purchaser shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

WHEREAS:

The Co-promoter/Owner is/ the sole and absolute owner of and is well and sufficiently entitled to certain plots of lands in Village Chavani situated at Taluka Khalapur, District Raigad, more particularly described in the **First Schedule** hereunder written and is/are in the process of developing holiday homes and resort to be known as "1 Khandala Valley" (hereinafter referred to as the "**said Project**").

A. Pursuant to the application made by the Co-promoter/Owner the office of the Collector of District Raigad has vided its Order dated 2/7/14 bearing Sr No MASHA/L.N.A.1 (B)/S.R.265A/2012, sanctioned the layout plans of the said Project. The afore said order is annexed here to and marked as **Annexure 'A'**. The lands in respect where of the final layout plans have been sanctioned bearing Survey No 124, Survey No 128/4, Survey no 128/5b &, Survey no 129/1, Survey No 130, Survey No 128/2 Part as detailed in **Second Schedule** here under written, all situate, lying and being at Village Chavani situated at Taluka Khalapur, District Raigad (hereinafter referred to as the "**said Property**").

B. The Co-promoter/Owners Mr. Surendra Kapur and Mr. Joy Kapur are Directors in Woodlands Housing Private Limited i.e., the Promoter/Confirming Party herein and the Co-promoter/Owners has decided to develop the said Property in the name of Woodlands Housing Private Limited and as such the Promoter/Confirming Party has agreed to execute these presents.

The Promoter/Confirming Party has undertaken the development and construction of the said Project on the said Property as per the sanctioned layout plans. The Co-promoter/owner proposes to enter into an agreement for sale with the purchaser for the Plot admeasuring an area of [sqft] and sanctioned FSI for construction of holiday home no. Sanctioned carpet area(here in after referred to as the **"said Plot and Holiday Home"**)proposed to be constructed on a portion of the said Plot along with full rights to use and enjoy all the amenities and shown in red color boundary line on the plan annexed hereto, along with exclusive rights to use possess and enjoy a personal swimming pool, the lawn, veranda, passageway, etc. appurtenant to the said Holiday Home as shown demarcated in green color boundary line on the plan annexed hereto. The aforesaid phase being developed under the name of 1 Khandala Valley is hereinafter referred to as "the said Project" as understood under the provisions of Real Estate (Regulation and Development) Act, 2016 and Rules made there under as amended up to date (collectively referred to as "RERA")

The Promoter has registered the said Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the "Act") with the Real Estate Regulatory Authority (hereinafter referred to as "the Authority") bearing registration No. P52000007162 Under the provisions of RERA, the Owner shall be the Co-Promoter and the Confirming Party shall be the Promoter.

C. It is expressly understood and specifically agreed between the Parties that this Agreement IS RESTRICTED TO the sale of the Plot and FSI and for construction of a Holiday Home on the portion of the said Property along with exclusive rights to use the lawn, veranda, passageway etc. appurtenant to the said Holiday Home. Also, it is expressly and mutually agreed between the Parties that this Agreement IS AND AT ALL TIMES SHALL BE CONSTRUED specifically for the sale of the said plot.

D. Pursuant to discussions between the Parties, it has been agreed that the Co-promoter/Owner in consent with Promoter/Confirming Party shall sell the Plot and FSI and thereby the said Holiday Home that shall be constructed by the Purchaser on the said Property upon the consideration and terms and conditions as hereinafter appearing.

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

In pursuance of the aforesaid a sum of Rs._____ /- (Rupees _____ only) hereunder written, payable by the Purchaser to the Promoter.

1. For sale to the Allottee / Purchaser of the Plot admeasuring an area of []Square feet and FSI for construction of holiday home no. **[]** + Sanctioned carpet area (hereinafter referred to as the **"said Plot and Holiday Home"**)along with the FSI proposed to be constructed on a portion of the said Property more particularly described in the Schedule hereunder written, payable by Allottee/Purchaser to the Promoter /Confirming party The aforesaid price is (hereinafter referred to as "/ Consideration") and shall be subject to Tax Deduction at Source ("TDS") if applicable under the prevailing law along with other applicable taxes to be paid by the Allottee / purchaser to the promoter/confirming party in the following manner:

   i) Full consideration of Rs. _____/- (Rupees _____Only) already paid by the purchaser to the promoter/confirming party the co-promoter/owner doth hereby agrees to sell to the purchaser the Plot admeasuring an area of sqft and sanctioned FSI for construction of holiday home no. ____ Sanctioned FSI for the construction of Holiday Home (hereinafter referred to as the "**said Holiday Home**") on a portion of the said Property having shown in red color boundary line on the plan annexed hereto along with exclusive rights to use the lawn, veranda, passageway ,etc. appurtenant to the said Holiday Home as shown demarcated in green color boundary line on the plan annexed hereto;

AND UPON execution and registration, TO HAVE AND TO HOLD THE SAID PLOT and HOLIDAY HOME UNTO AND TO THE USE AND BENEFIT OF THE said holiday home (hereinafter referred to as the "Term") SUBJECT TO the payment of all rents, rates, assessments, taxes and dues now chargeable upon the same or hereafter to become payable to the Government or any other local or public body or authority in respect thereof AND ALSO SUBJECT to the layout conditions stipulated by the Government or authority while approving plans and express and implied covenant and stipulating herein uninterrupted use and enjoyment of the said Holiday Home (the Holiday Home that shall be constructed by the/purchaser on the said Plot is hereinafter referred to as the "said Holiday Home");Post the registration of this document the purchaser has will be handed over quiet, peaceful and vacant possession of the demised Plot and Holiday Home with clean clear marketable title free from any encumbrances and charges thereof

and at all times after transfer to peaceably and quietly hold, enter upon, enjoy, use, occupy, possess, develop, assign, license and transfer the demised Plot and Holiday Home with its appurtenances for /purchaser's own use and benefit without any restriction, suit or lawful eviction, interruption, claim and demand whatsoever from or by the Promoter/Co-Promoter, their assigns or by any person lawfully or equitably claiming or to claim under them or in trust for the Promoter/Co-Promoter.

AND the Co-promoter /owner doth thereby covenant with the purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Co-promoter/-Owner or any person or persons lawfully or equitably claiming by, from, though, under or in trust for them or any of them made done committed, omitted or knowingly or willingly suffered to the contrary, its shall be lawful for the Allottee / Purchaser to hold and enter upon the said Plot and Holiday Home hereby demised with its appurtenances AND FURTHER that the Co-promoter/owner shall and will from time to time and at all times hereafter at the request and cost of the Allottee /purchaser do and execute all such further and other lawful and reasonable acts, deeds, matters and things whatsoever for the better, further and more perfectly and absolutely granting unto and to the use of the /purchaser in the manner aforesaid as shall or maybe reasonably required by the purchaser its successors and assigns for assuring the said Plot and Holiday Home hereby demised unto and to the use of the Purchaser in manner aforesaid;

FURTHER that the purchaser covenants with the /owner to carry out and comply with the terms, conditions, covenants and stipulations imposed by the statutory authorities and shall not commit any breach of any the terms, conditions, covenants and stipulations imposed by statutory authorities.

2. Transfer fees shall not be charged to the purchaser for first transfer.

3. The /purchaser has made all payments due and payable as set out in Clause 1 herein above to the promoter/confirming party through an account payee chq/ wire transfer / any other instrument drawn in favor of '[Woodlands Housing Pvt Ltd./c 0036246111 (escrow a/c number) maintained with Citibank, Fort Branch, Mumbai]'.

4. It is clarified that there is no GST to be paid on the cost of said plot, however after the registration of the Agreement and after handing over the possession of the said plot, any taxes applicable post registration of the agreement, shall solely be borne and paid by the/ Purchaser. It is hereby clarified that the promoter/confirming party shall bore well as permanent water connection and an electric connection for construction purpose. Further the Co-promoter shall also at the cost of the Purchaser, apply to the MSED for a meter connection for the said plot, after obtaining occupancy certificate. The cost of the plot mentioned herein does not include the dues for electricity, gas. maintenance and other bills for the said Holiday Home and the /Purchaser shall be liable to pay electricity, gas and other bills for the individual meters separately as per their usage. The Co- Promoter also undertakes

that within 6 months from the date of completion certificate, from our Architect, he shall apply for Occupancy Certificate and the cost for obtaining the same shall be borne and paid by the Purchaser.

5. It is agreed between the Parties that the Co-promoter/owner shall always be entitled from time to time and to make necessary amendments or changes or substitution or modification of the plan as may be sanctioned by the Town Planning Authority of Raigad district in respect of the said Project to utilize TDR, FSI or any other potential, other rights, benefits including floating rights, etc. to the extent permissible as per rules / regulation in force at such relevant time and for that purpose to submit

6. The /purchaser shall endeavor to complete the construction of the said Holiday Home by October 2023.

7. The Purchaser hereby covenants with the Co-promoter/owner as follows:

   i) The Purchaser shall share the holiday home plan, drawings and all other documents showing the design and elevation of the home with the Co-promoter/Owner. The Co-promoter/owner may suggest to modify or amend the plans to keep in accordance with the overall development of the project to the extent permissible as per rules / regulation in force at such relevant time.

   ii) The purchaser shall obtain commencement certificate from the Co-promoter/owner to begin the construction of the said holiday home. In the event it is required to be obtained from the Planning Authorities, the Co-promoter/owner shall obtain at his own cost and expense.

   iii) The purchaser shall undertake the construction of the Holiday Home at its own cost and expense as per the sanctioned plans in respect of the said Property and obtain completion certificate from the Co-promoter/Owner once the Holiday Home is ready. In the event it is required from the Planning authorities he shall do it at his own cost.

   iv) The payment towards the consideration shall be made on the due dates, without any delay or default, in terms of this Agreement. The Purchaser agrees that the time for payment is the essence of the contract.

   v) It is agreed by the purchaser that save and except as sanctioned in the plans with permissible FSI granted. Any change in structure (internal or external) of the said Holiday Home by the /purchaser shall not be allowed without prior written consent of the competent authority, if required; Any breach of this will be subject to fines by the Co-promoter/Owner or Planning Authorities or any such act required.

   vi) During the construction work of the said Holiday Home, the purchaser shall ensure that no nuisance, annoyance or hindrance shall be caused

to the Promoter/Confirming Party / Co-promoter/Owner and/or other occupiers of the adjoining property. The Purchaser shall also ensure that all debris etc. is removed from the plot once the construction is over. The Owner shall make sure his contractors/ workers shall follow all work timings so that the other residents are not disturbed.

vii) To bear, pay and discharge all and whatsoever existing and future taxes and assessments , which may at any time or from to time herein after the execution of Agreement for Sale, be imposed or charged upon the said Holiday Home and to keep the Co-promoter/owner and his estate and effects indemnified against all such payments If the taxes, cess and assessments duties and/or other outgoings are charged on the said Property which includes the said Holiday Home, then in that case the /purchaser shall be liable to pay the proportionate part thereof based on the area of the portion of the said Property i.e. Plot Area. [] sq. ft. upon which the said Holiday Home is erected and any appurtenant open spaces thereof.

viii) The purchaser shall subject to other provisions of this Agreement be entitled to use the said Plot and Holiday Home for the purpose as approved by the statutory authorities and for no other purpose.

ix) The purchaser shall adhere to and abide by the House Rules of the said Project, a copy of which can be availed by the /Purchaser from the management office at the said Project upon request and the /Purchaser hereby agrees not to raise any objections or create disputes whatsoever in regard to the House Rules which are having common interest for all the members.

x) Landscape design and lawn/garden around the said Holiday Home will always be open to sky.

xi) The purchaser shall be entitled to install partitions, fences, boundary walls, etc. appurtenant open area of the said Holiday Home.

xii) The purchaser shall regularly pay to the promoter/confirming party or to any agency or contractor appointed by the promoter/confirming or any other agency appointed by the promoter/confirming party proportionate cost, charges and expenses for the maintenance of the common amenities, facilities, security charges, maintenance of landscaping charges, rent levied for grant of access from main road by the concerned authorities including the cost of maintenance of the drainage plant to be installed by the promoter/confirming party on the said Property that shall be charged on a daily / monthly / annual basis. These amenities and services shall be maintained by the promoter/confirming party themselves or through any agency or contractor appointed on professional basis, for the maintenance of the aforesaid and the/ Purchaser shall pay to the promoter/con-

firming party or the agency or contractor appointed by the promoter/confirming party , the proportionate charges on a quarterly basis on or before its due date as per the invoice being raised by the promoter confirming party without any delay or objection or complaint regarding the quantum of charges. The/Purchaser shall if and when required by the promoter confirming party enter into a separate maintenance agreement with the-promoter/confirming party or agency or contractor appointed by the promoter/confirming party for the said purpose.

xiii) The purchaser shall not object or cause hindrance or annoyance to the Co-promoter/owner in carrying on any other activities on the remaining portion of the said Property

xiv) The Purchaser agrees that he/she/they will not demand sub-division of the portion of land upon which the said Holiday Home is erected from the said Property and shall not make any application for its sub-division at any time in the future even if such sub-division is allowed.

xv) At any time, hereafter, the purchaser shall not object to or cause any obstruction on interruption in the Co-promoter/owners 's right to carry out development or other activities in the said Property except the said Plot.

xvi) The purchaser shall not carry out any activity which is considered illegal or immoral activity or cause any nuisance to the neighbors.

xvii) The purchaser shall maintain the said Holiday Home in good condition including the landscaping in the appurtenant open area thereto and shall paint the exterior portion of the said Holiday Home at least once in every 5(five) years and shall not change the color scheme of the said Holiday Home without the prior written consent of the Co-promoter/Owner.

xviii) The purchaser shall not have any right or interest in respect of common roads or amenities save and except for approaching the said Holiday Home and the / Purchaser's rights shall extend to the use and occupation of the said Holiday Home only.

xix) The purchaser shall take care of the water lines and drainage pipes passing through the portion of land upon which the said Holiday Home is erected or any appurtenant open area there to. The /Purchaser shall allow the maintenance/repair or water lines/drainage lines (as and when necessary).

xx) The purchaser shall not object to construction or maintenance or replacement or addition of the water lines or pumping stations or drainage lines or storm water drains on the portion of land upon which the said Holiday Home is erected or any appurtenant open area thereto.

xxi) The purchaser is aware that the Co-promoter/owner shall be allotting other holiday homes to diverse intending users. Either on lease or on daily

/ monthly / annual basis and on such terms and conditions as the Co-promoter/owner shall deem fit. The purchaser agrees and confirms that he / she / they shall not raise any objection against such use of holiday homes or amenities on the said Property.

xxii) If the purchaser desires to rent the said holiday home on a daily/monthly or Annual Basis, he should intimate the promoter/confirming party in writing and get his consent in writing. The rental policies shall be mentioned in the house rules and must be followed by the /Purchaser at all time.

xxiii) The Co-promoter/Owner shall be entitled to generate income from the said Project in the manner the Co-promoter/Owner shall deem fit. The /Purchaser agrees and undertakes not to object to the same in any manner whatsoever. The Co-promoter/Owner will take reasonable measure and will not adversely affect the interest, possession and enjoyment by the /Purchaser of the holiday home.

xxiv) The management and entitlement of the said Property shall always remain with the Co-promoter/owner and/or its assigns till the society being formed by its members, as per clause xvii) mentioned herein. Upon formation of the society, the management and entitlement shall be transferred to the Society within 1 year from the date of obtaining of Occupation certification, which shall not unreasonably withheld.

xxv) The said Project constructed on the said Property shall always remain the property of the Co-promoter /owner and/or its nominee / assigns and the /purchaser agrees and confirms that the purchaser does not and will not have any right, title and interest in the said Property except for the rights created in the Holiday Home and the adjoining property as agreed herein

xxvi) The purchaser may insure the said Plot and Holiday Home in the name of the /purchaser against fire and other calamities at his / her / their costs and expenses.

xxvii) The purchaser is aware that upon completion of construction of the said Project, the Co-promoter/Owner shall within a period of ONE YEAR from March 2021 transfer / assign the entire said Project along with the said Holiday Home in favor of a corporate entity, cooperative society or any other organized body as the Co-promoter/owner shall deem fit and in doing so the Co-promoter/owner will issue equity shares or units of such corporate entity or organized body to the /Purchaser in lieu of their rights in the said Plot and Holiday Home. The right, title and interest in the said Property will however vest in such corporate entity, cooperative society or organized body. The right title and interest of the/Purchaser shall be attached/linked to the aforesaid equity shares or units. The purchaser agrees and confirms to not object / protest the aforesaid and shall execute

all documents and writings that may be required by the Co-promoter/owner for giving effect to the aforesaid understanding.

8. The purchaser shall be entitled, from time to time:

   i) To undertake construction of the Holiday Home and to carry out the work of renovation, repair and re-decoration of the interior of the said Holiday Home.

   ii) To install air-conditioners in the said Holiday Home, and to carry out the work for that purpose and all other amenities as may be reasonably required and for that purpose to fix the necessary pipes, fittings and fixture in the said Holiday Home as may be necessary, without causing obstruction to other / Purchaser/s or occupiers in the said Project.

   iii) To enjoy the common amenities and facilities (subject to payment of maintenance charges) along with its guests during the Term without hindrance or obstruction in accordance with the House Rules.

9. The Co-promoter/owner hereby declares and confirms that:

   i) The said Property is free from encumbrances of any nature whatsoever and is not attached either before or after judgement or at the instances of taxation authority or any other authorities and the Co-promoter/Owner has not given any undertaking to the taxation authorities so as not to deal with or dispose of their right, title and interest in the said Property and/or said Holiday Home and that the Co-promoter/Owner has full and absolute power to deal with the same.

   ii) No other person had or has any claim, share, right, title or interest of whatsoever nature including by way of sale, exchange, lease, mortgage (equitable or otherwise), gift, trust, inheritance, tenancy, lien, or otherwise howsoever in the said Holiday Home and the Co-promoter/owner is competent and entitled to demise and grant allot the Plot and Holiday Home in the manner provided here in.

   iii) There are no proceedings pending in any court and/or no notice of Lis pendens as on date concerning, touching, affecting the said Property.

   iv) The Co-promoter/owner has not entered into any agreement or arrangement with any other person or persons for sale, transfer, lease or assignment of the said Holiday Home and that they have not accepted any token deposit, earnest money, premium or any consideration from any person in respect thereof.

10. The Co-promoter/owner doth hereby covenant with the /purchaser that:

   i) The Co-promoter/owner now has (subject to what is stated in this Agree-

ment and in its recitals) in itself good right full power and absolute authority to demise unto the/ allottee the said Plot and Holiday Home in the manner here in appearing.

ii) That the purchaser on paying the annual, maintenance charges and other charges on the due dates thereof and in the manner herein provided and observing and performing the covenants, conditions and stipulations herein contained and in its part to be observed and performed shall and may peaceably and quietly hold ,possess and enjoy the said Plot and Holiday Home together with exclusive rights to use the lawn, veranda, passageway etc. appurtenant to the said Holiday Home during the Term hereby created without any eviction interruption disturbance claim and demand whatsoever by the Co-promoter/owner or any person or persons lawfully or equitably claiming by from under in trust from them;

iii) During the subsistence of this Agreement, the purchaser and 6 of his family members shall have right to use club house and other common facilities in common with the Co-promoter/owner and other /Purchaser/s of other villas / cottages/ holiday homes or other person or persons claiming through the Co-promoter/owner, the common amenities and facilities in the said Project including internal access road.

iv) It is hereby agreed and declared that if the maintenance charges is defaulted in arrears for 6 (six) months or if the Allottee/purchaser shall omit to perform or observe the covenants or conditions on the part of the Allottee/purchaser to be observed and preformed then and the Co-promoter/owner shall be entitled to an interest on such arrears at the rate of 18% (eighteen percent) per annum with monthly rests till payment and realization and such arrears shall be a charge on the said Holiday Home.

11. It is hereby expressly agreed and declared between the Parties as follows:

i) The purchaser shall be entitled to transfer and assign the benefits of this plot after intimating the Co-promoter/owner by giving reasonable written notice provided that such assignment is of the entire said Holiday Home and PROVIDED THAT the purchaser procures from its assignee, an undertaking containing his/her/their name, address and its willingness to abide by the terms and conditions of this Agreement and PROVIDED FURTHER THAT purchaser shall have no right to create any charge or mortgage in respect of the appurtenant space to the said Holiday Home without the permission of the co-promoter or society formed and registered by them;

ii) The stamp duty and the registration charges payable in respect of this Agreement as well as any other documents to be executed in pursuance hereof, shall be borne and paid entirely by the purchaser alone and the Co-promoter/Owner shall not be liable to pay/contribute any amount towards the same.

iii) The Co. Promoter or the society so formed and registered thereafter shall not charge any transfer charges for any internal family transfer and in case the purchaser decides to sell his plot or along with the bungalow - the first such sale transfer also the co-promoter or the society formed thereafter shall not charge transfer charges other than minimum share transfer money.

i) The Co. Promoter hereby indemnifies and agrees to keep indemnified the purchaser for any loss, harm or damage that may be caused to him by way of any claim/s raised by any bank/financial institution/ person/s/ Government Authorities or any other Concerned Authorities in respect of the said plot sold to the purchaser or for non-issuance of Occupancy Certificate, the Co. Promoter shall be responsible for the same and shall make good all such loss, harm or damage that may be caused to the Purchaser in respect thereof.

iv) If any disputes or differences of opinion arise out of this Agreement as to the meaning of any provision or interpretation thereof or in respect of any claim or demand the same shall be referred to the Mediation or Arbitration by the parties to the dispute as provided in the Arbitration and Conciliation Act 1996.

IN WITNESS WHEREOF the Parties have set and subscribed their respective hands and seals to these presents the day and year first herein above stated.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the land owned by the Co-promoter)

All that piece and parcel of Non-Agricultural land situated at revenue Village **CHAVANI**, Taluka – Khalapur, Dist. – Raigad, Talathi Saza Umbre, within the jurisdiction of Sub Registrar KHALAPUR and within the limits of Tahasil - Khalapur and Zilla Parishad Raigad, and description as per the present Record of Rights is as under:

Survey No.	**Hissa No.**	**Area H.R.P.**	**Assessment Rs. Ps.**
124	0	0-10-4	----
128	2	3-95-0	----
128	4	0-99-0	0.50
128	5B	0-26-0	4-40
129	1	2-28-6	----
130	0	0-15-0	----

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the land at Village Chavani, Taluka Khalapur)

Survey No.	**Hissa No.**	**Area H.R.P.**	**Assessment Rs. Ps.**
124	0	0-10-4	----
128	2	3-95-0	----
128	4	0-99-0	----
128	5B	0-26-0	----
129	1	2-28-6	----
130	0	0-15-0	----

THE THIRD SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of Plot admeasuring an area of [sqft] and sanctioned FSI for construction of holiday home no. _____with Sanctioned carpet area, proposed to be constructed on in the project named as [1 Khandala Valley] which is under construction on Non-Agricultural Land which is more particularly described in schedule First and Second herein above along with appurtenant and rights attached thereto.

Bounded as under:

On or towards East -

On or towards West-

On or towards North-

On or Towards South-

SIGNED AND **DELIVERED**)

by the within named "**Co-promoter/Owner"**)

1] Surendra Kapur HUF through)

Surendra Kapur

2] Joy Trust Private Limited through)

Surendra Kapur)

3] Joy Kapur HUF through)
Joy Surendra Kapur)

4] Joy Surendra Kapur)

SIGNED AND **DELIVERED**)
by the within named "**Confirming Party**")
[**WOODLANDS HOUSING PVT. LTD**.])
by the hands of its Authorized Signatory)
Mr. JOY SURENDRA KAPUR.)

SIGNEDAND**DELIVERED**)
By the within named "**/Purchaser"**)
)
In the presence of…)

1.

RECEIPT

RECEIVED OF AND FROM the within named Allottee/Purchaser Mr. _____the sum of Rs._____/ - (Rupees _____only) by NEFT from Bank, Branch being the / earnest money/Full Consideration amount, payable by the Allottee/Purchaser to the Co-promoter/Owner on execution of these presents.

Date	**Bank**	**Ref. No.**	**Amount**

WE SAY RECEIVED

_____