AGREEMENT FOR SALE
(WITHOUT POSSESSION)

THIS AGREEMENT FOR SALE is made and executed at Ahmedabad on this ……………day of ……………………..,2019

BETWEEN

SKARA PROJECTS LLP.
PAN :- ADSFS 8069 G

Skara projects LLP is a registered partnership firm which is registered under the Indian Partnership Act. having its Registered office at : 206, Coral Complex, Near Maurya Bungalows, Science city Road, Sola, Ahmedabad-380060 through its Its authorize signatory R. P. Patel or Pragulbhai L. Patel

Hereinafter referred to as the “Vendor” and/or “Developer” (Which expression shall, unless it be repugnant to the context or the or the meaning thereof, be deemed to mean and include its present and future partner, executors, successors, administrators, legal representatives and permitted assigns etc.) of the FIRST PART :

AND

……………………………………………

PAN No. ………………………………..
Adult, Residing at …………………..
……………………………………………..

Hereinafter referred to as the “PURCHASER” (Which expression shall, unless it be repugnant to the context or the or the meaning thereof shall o mean and include his / her / their / its heirs, legal representatives, executors, successors and assigns) of the SECOND PART :

The Vendor and Purchaser are hereinafter individually referred to as the ‘Party’ and collectively referred to as the ‘Parties’.

WHEREAS:-

(A) The developer is seized and possessed of or otherwise well sufficiently entitled to all that piece and parcel of land Revenue Survey No.320/4 Paiki and 320/6 Paiki of village Sola, which is incorporated into Town Planning Scheme No.43 (Sola-Thaltej) and given Final Plot No. 136 and 138. (For the sake of convenience hereinafter referred to as the “Said Land”).

(B) The Non-Agricultural Permission for Residential & Commercial purpose of the “Said Land” was granted by the District Collector Ahmedabad by two different order dated 09/04/2019 vide order No. CB/N.A./Ahmedabad/Sola/320/4P/1007342/2019 and order dated 21/02/2019 vide order No. CB/N.A./Ahmedabad/Sola/320/6P/ 996665/2019 and effect entered in revenue record by Mutation Entry No. 17559 dated 01-05-2019 and Mutation Entry No.17540 dated 05-04-2019..

(C) The Vendor has purchased the said non agriculture land from its owners Bapuji Aataji and others by registered sale deed. The said sale deed is registered in the office of the Sub Registrar of Ahmedabad-8 (Sola) under Serial No.9871 dated 28/05/2019.

(D) Thereafter, Ahmedabad Municipal Corporation granted permission for construction on said land by Commencement Letter (Rajachitthi) dated 01/05/2019 with Rajachitthi No.01716/190219 /A1887/R0/M1 and granted Development Permission.

(E) The “Said LLP Partnership firm” has floated a Residential Flat and Commercial Shop scheme known as **“SKARA PEARL”** (herein after referred to as the “Said Scheme”) on the “Said non agriculture land of Final Plot No.136 and 138”.

(F) The Said scheme has been registered under the Real Estate (Regulation and Development) Act, 2016 and under the rules of the

Gujarat Real Estate (Regulation and Development) (General) Rules, 2017 under Rera Project Registration Reference No.PR/GJ/ AHMEDABAD/AHMEDABAD CITY/ AUDA/ RAA _______/_____.

(G) Vendor has initiated the construction as per the approved plan and Development permission.

(H) The Party of the Second Part has visited the said scheme and has shown his/her/their/its willingness to purchase of Flat No…………….. in Wing "……" having Carpet Area (Carpet Area) means the net usable floor area of Property, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area but includes the area covered by the internal partition walls of the Property) admeasuring about …………….. Sq. mtrs, Situated on ……… Floor of the said scheme along with (i) Wash area Balcony admeasuring …………… sq. mtrs. (ii) Balcony admeasuring about ……………..sq. mtrs. (iii) one car parking spaces en mark with Unit number in the schemed known as "SKARA PEARL" together with undivided share in the said land admeasuring about ……………..sq. mtrs. (for the sake of convenience hereinafter referred to as the "Said Property") from the "Said Developer" at lump sum consideration amount of the said property is fixed for Rs……………………../- Rupees ………………………………………..Only.

(I) The said entire consideration amount is included of the carpet area of the Unit, Wash area, Balconly & Car parking.

(J) The Vendor has provided the copies of Approved Lay-Out Plan, Key Plan, Building Plan, Elevation Plan, Section Plan etc., N.A. permission, Sale Deed, 7/12 Extracts, all Mutation Entries No.6 necessary orders/permissions, Loan Papers, Receipts of the Land Revenue, Title Clearance Certificate/ Search Report etc. to the Party of the Second Part and after getting it verified through the Advocate/

Solicitor/Legal Experts and after being satisfied with the same the Party of the Second Part has agreed to purchase the said Property from the Vendor.

(K) The Vendor has given all the information about quality of the materials and goods used in the said scheme to the purchaser, which the Purchaser has got verified through their experts of the respective fields and the Purchaser is fully satisfied with same.

(L) The Vendor will obey all the terms and conditions, restriction lay down by the competent authority for passing plan of the said scheme and will construct the said scheme accordingly. The vendor will be responsible for completing the construction of the said scheme and obtain B.U. Permission/Completion Certificate from the competent authority.

(M) The Parties herein hereby agrees to obey the following terms and conditions mentioned in this Agreement for sale and also agrees to obey the Rules and Regulations/Laws enacted and framed from time to time by the Government.

NOW IT IS HEREBY AGREED BETWEEN THE PARTIES HERETO AS FOLLOWS

(1) The "Said Developer" has agreed to sell to the party of the Second Part and the Party of the Second Part has agreed to purchase the "Said Property" (more particularly described in the schedule hereunder written) from the "Said Developer" at or for the entire negotiated lump sum consideration as mentioned here in above.

(1) 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)per the details mentioned below:

Rupees	Bank Name	ChequeNo.	Date
Rs.			

Rs. ____________ /- Rupees Only

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 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, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be 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.

(2) The total consideration price as stated above excludes Taxes (consisting of tax paid or payable by the Vendor by way of Goods and 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 Vendor) up to the date of handing over the possession of the Said Property, which shall be separately payable by the Purchaser in the manner as may be decided by the Vendor. The purchaser is agreed and he/she/they has/have to pay installments regurlary along with GST amount.

(3) The total consideration price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority.

(4) Local Bodies/Government from time to time. The Vendor undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, cost, or levies imposed by the competent authorities, etc., the Vendor shall enclose the said notification / order / rule / regulation published / issued in that behalf to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.

(5) REPRESENTATION AND WARRANTIES OF THE VENDOR :

(i) The Vender has clear and marketable title with respect to the said land; as declared in the title report and has the requisite rights to carry out development upon the said land also has actual, physical and legal possession of the said land for the implementation of the said scheme.

(ii) The Vendor has lawful rights and requisite approvals from the competent authorities to carry out development of the said scheme and shall obtain requisite approvals from time to time to complete the development of the project;

(iii) There are no encumbrances upon the said land or the said scheme except those disclosed in the title report;

(iv) There are no litigations pending before any Court of law with respect to the said land or said scheme except those disclosed in the title report;

(v) All approvals, licenses and permits issued by the competent authorities with respect to the said scheme, said land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further. All approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building / wing shall be obtained by following due process of law and the Vendor has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

(6) The Vendor will have to complete the construction of the said scheme as per the approved plan within 30 months after receiving the RERA registrartion number and will have to obtain B.U. Permission/ completion certificate.

(7) The Purchaser will not store in the said property 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 said property is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the said property is situated, including entrances of the building in which the said property is situated and in case any damage is caused to the

building in which Said Property is situated or the Said Property on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of this breach.

(8) If the Vendor fails to abide by the time schedule for completing the protect and Handing over the possession of the said property to the Purchaser, the Vendor agrees to pay to the Purchaser, who does not intend to withdraw from the project, interest at the rate of MCLR +2 % per annum, on all the amounts paid by the Purchaser, for every month of delay, till the handing over the possession. The Purchaser agrees to pay, to the Vendor, interest at the rate of MCLR + 2% per annum, on all the delayed payment which become due and payable by the Purchaser to the Vendor under the terms of this Agreement from date the said amount is payable by the Purchaser (s) to the Vendor. (It is understood here that , in any case or situation the rate of interest shall remain MCLR + 2%. The MCLR shall remain as notified by State Bank of India, as per the banking rules and regulation)

(9) The Party of the Second Part agreed that, he/she/they will bear all government taxes and also allotee agrees to bear any interest or panelty for delay of payment of GST, cess or anyother central or state government taxes.

(10) Without prejudice to the right of Vendor to charge interest in terms of sub clause above, on the Purchaser committing default in payment on due date of any amount due the payable by the Purchaser to the Vendor under this Agreement (including his/her/their/its proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser committing three defaults of payment of instalments, the Vendor shall at its own option, may terminate this Agreement. Provided that, Vendor shall give notice of fifteen days in writing to the Purchaser, by Registered Post AD at the address provided by the Purchaser or mail at the mail address

provided by the Purchaser, or its intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser fails to rectify the breach or breaches mentioned by the Vendor within the period of notice then at the end of such notice period, Vendor shall been titled to terminate this Agreement ex-parte.

(11) Provided further that upon termination of this Agreement as aforesaid, the Vendor shall refund to the Purchaser (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be pay able to Vendor) whenever the said property would be sell or Sixty days fom the termination, the installments of sale consideration of the said property which many till then have been paid by the Purchaser to the Vendor.

(12) The Vendor shall give possession of the property to the purchaser on or before 30th Nov 2021. If Vendor fails or neglects to give possession of the property to the Purchaser on account of reasons beyond the control of the Vendor and of its agents by the afore said date then the Vendor shall be liable on demand to refund to the Purchaser the amount already received in respect of the Property with interest (at the Rate of MCLR+2%) at the same rate as may be mentioned in the clause above herein above from the date the Vendor received the sum till date the amounts and interest thereon is repaid.

Provided that the Vendor shall be entitled to reasonable extension of time for giving delivery of said property on the aforesaid date, if the completion of building in which the said property is to be situated is delayed on account of-

(i) war, civil commotion or act of God;

(ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

(iii) Any shortage of material or labour, due to circumstances beyond control of the promoter.

(iv) any delay in obtaining power connection, water connecrion, drainage connection and any other connection required from respective authorities.

(v) any delay in obtaining lift license/certificate and fire safety certificate from respective authorities.

(vi) any delay in obtaining Building Use Permission from the concern authority.

(13) The Vendor, upon obtaining the occupancy certificate from the competent authority and the payment made by the Purchaser as per the agreement shall offer in writing the possession of the said property, to the Purchaser in terms of this Agreement to be taken within 3 (three) months from the date of issue of such notice and the Vendor shall give possession of the said property to the Purchaser. The Vendor agrees and undertakes to indemnify the Purchaser in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Vendor. The Purchaser agree(s) to pay the maintenance charges as determined by the Vendor or association of Purchaser, as the case may be. The Vendor on its behalf shall offer the possession to the Purchaser in writing within 7 days of receiving the occupancy certificate of the Project.

The Purchaser shall take possession of the said property within 15 days of the written notice from the Vendor to the Purchaser intimating that the said property is ready for use and occupancy and if the purchaser fails to take the possession with 15 days of the written notice then the purchaser agrees to pay his/her/their/its proportionate maintenance expenses, security deposit in connection with the electricity, water connection in the said property and also to pay the escalation, if any.

(14) If within a period of five years from the date of handing over the Said Property to the Purchaser, the Purchaser brings to the notice of the Vendor any structural defect in the Said Property or the building in which the Said Property are situated or any defects on account of workmanship, quality or provision of service, then, whenever possible such defects shall be rectified by the Vendor at its own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Vendor, compensation for such defect in the manner as provided under the Act.

Provided that the Vendor shall not be liable in respect of any structural defect or defects on account of workmanship, quality or provision of service which cannot be attributable to the Vendor or beyond the control of the Vendor.

(15) The Vendor shall con developer the final carpet area that has been allotted to the Purchaser after the construction of the Building is complete and the Building Use Permission / occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of **three percen**t. The total price payable for the carpet area shall be recalculated upon con develop ration by the Vendor. If there is any reduction in the carpet area within the defined limit then Vendor shall refund the excess money paid by Purchaser. If there is any increase in the carpet area allotted to Purchaser, the Vendor shall demand additional amount from the Purchaser as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in above clause of this Agreement.if there is any reduction in the carpet area within the defined limit then promoter shall refund excess money paid by allottee within 45 days with annual interest rate of MCLR +2% from the date when such excess amount is paid by the allottee . If there is an increase

in carpet area allotted to allottee the promoter shall demand additional amount from the allotee as per the next milstone of the payment plan.

(16) The Vendor assures and declares unto the Purchaser that the said property was purchased out of the funds of Vendor and hence except the Vendor nobody else is having right, title, share, claim and interest and prior to the conveyance of the said Property, the Vendor has not sold, transferred, assigned, mortgaged or gifted the said property or any part thereof to anybody else and that there is no any order passed by any court of law restraining the Vendor from being sale, transfer, assign, mortgage of the said property to anybody else and that there are no legal proceedings standing or held on the said property by any court or authority nor any such order is issued or served by any court or authority and that the said property is not under any acquisition, requisition or reservation and that our titles to the said property are absolutely clear, marketable and saleable.

(17) The promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 4298.40 square meters only Promoter has planned to utilize Floor Space Index of 6447.60 By availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 6436.51 as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

(18) In the event of sale not being completed due to any willful delay or default on the part of the Vendor, the Party of the Second Part shall have right to require specific performance by the Vendor of this agreement.

(19) The Purchaser will have to compulsorily become the member and obey the rules and regulations of the maintenance body to be formed in future. The purchaser will have to pay amount of maintenance deposit, without any objection, to be collected by the maintenance body, in future.

(20) The purchaser cannot give the said property on lease, sub-lease, rent leave and license or in any manner for his/her/their/its personal benefit till the total sale consideration of the said property is completed.

(21) The Purchaser cannot transfer the said property to anybody on the basis of this Agreement for Sale.

(22) The Purchaser/s is/are not entitled to make any change in interior / exterior elevation, exterior color scheme of the said scheme. The Purchaser/s shall not be entitled to make any change/alteration in internal/external structure of the Said Property.

(23) The Purchaser/s is/are required to keep the ‘Said Property’, walls and partition walls, sewers, drains, pipes and appurtenances thereto belonging to, in good and tenantable repair and conditions and in particular so as to support, shelter and protect the parts of the building other than their property.

(24) The Purchaser shall have to maintain at their cost, the “Said Property” in good condition, state and order, in which it is delivered to them and

shall abide by all byelaws, rules and regulations of the government electricity charges, local bodies and other authorities.

(25) The Purchaser shall have to pay/contribute proportionate amount to service society/association formed for the maintenance of said **“SKARA PEARL”** Scheme.

(26) The Party of the Second Part will have access rights to all common amenities and common areas provided by the Party of the First Part. The Party of the Second Part will not claim individual ownership rights in the undivided share inland.

(27) Party of the First Part informed to the Party of the Second Part that, in this scheme top floor units are declare as penthouse and therefore this said unit has open terrace and only the purchaser of the said penthouse has right to use and anyother member have not any right to take objection or share in the said open terrace.

(28) THE PROMOTER has full right and absolute authority to allot the above mentioned parking, terraces, etc. to any person whomsoever with or without consideration or to use, utilize or in any manner deal with or dispose off the same or any part thereof as THE PROMOTER may deem fit and proper.

(29) The Party of the Second Part shall have absolute right, interest, in the “Said Property” only after the date of final Sale Deed and after the possession of property, which shall be given at the time of execution of Sale Deed till such date the Party of Second Part shall not have any such claim or right to “Said Property”. He/she/they/it shall not claim any right, title, interest in any other common property of the Said Scheme.

(30) If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws. Such provisions of the

Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to confirm to Act or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

(31) 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 Allottees of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

(32) The Allottee shall not use the Said Premises or permit the same to be used for any purposes whatsoever other than Residential for which it is meant. The Allottee will not use or permit to be used the Said Premises or any part thereof for commercial purpose, including without limitation, hotels, dairy, club, gymkhana, nursing home or hospital, video game parlour, tuition and coaching classes, garage, office of the trade union or political parties, any illegal or immoral purposes or for the purpose prohibited by law. The Said Premises shall be used, occupied and enjoyed subject to other rules of the Project regarding use of the premises as may be framed by THE PROMOTER/common organization from time to time. The Allottee shall perform and observe the same, and shall abide by them.

(33) It is hereby agreed that the Allottee shall not put any Board on the Said Premises or any part of the building/s or Project without the written consent of THE PROMOTER. The place, colour and size of the Board shall be decided by THE PROMOTER or the said Architect. It has been specifically agreed that changing or altering main door and other opening by way of doors, windows etc. or creating new doors or openings other than ones already delivered at possession shall be

carried out only after obtaining written consent of the PROMOTER or only if the PROMOTER or Architect deems necessary for the project.

(34) The Allottee will not at any time do or cause to be done or permit any nuisance in or upon the Said Premises which shall cause annoyance / inconvenience or disturbance to the occupiers of any other Premises in the buildings or to the occupiers of the property in the neighborhood.

(35) This Agreement for sale is to be read and understood as per the provisions made under the Real Estate (Regulation and Development) Act, 2016 and under the rules of the Gujarat Real Estate (Regulation and Development) (General) Rules, 2017.

(36) Any dispute between parties shall be settled amicably, In case of failure to settled the dispute amicably, which shall be referred to the ……………………………………….. authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.

(37) After the promoter executes this Agreement he shall not mortgage or create a charge on the (Flat) and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such (Flat).

(38) That all notices to be served on the Purchaser and the Vendor as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser or the Vendor by Registered Post AD and notified Email ID /Under Certificate of Posting at their respective addresses specified below :

Name of the Purchaser : as per this agreement

Name of the Vendor

SKARA PEARL

Having its Registered office at : 206, Coral Complex, Nr. Mourya Bunglows, Science City Road, Sola, Ahmedabad-380060

It shall be the duty of the Purchaser and the Vendor to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Vendor or the Purchaser, as the case maybe.

(39) The out of pocket expenses, costs and charges of and incidental to this agreement and the conveyance to be executed hereafter or for any writing declaration indemnity etc. such as stamp duty, registration fee, GST and all other taxes and also fees of Advocate/Solicitor for obtaining Title Clearance Certificate of the said property shall be borne by the party of the SECOND PART Only.

(40) If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

SCHEDULE ABOVE REFERRED TO

(Description of the said Immovable Vendor)

SCHEDULE ABOVE REFERRED TO

(Description of the said Immovable Property)

All That Immovable property bearing Flat No……….. in Wing "……." Having Carpet Area admeasuring about …………… sq. mtrs. Situated on …………… Floor of the said Scheme along with (i) Wash Area Balcony admeasuring …………….. sq. mtrs. & (ii) Balcony admeasuring about …………….. sq. mtrs. In the scheme known as **"SKARA PEARL"** together with undivided share of …………… Sq. mtrs. In the said land bearing Revenue Survey No.320/4 Paiki and 320/6 Paiki with Final Polt No.136 and 138 of Town Planning Scheme No.43(Sola-Thaltej) of village Sola, District Ahmedabad Sub District Ahmedabad-8 (Sola).

The said **"SKARA PEARL"** scheme is bounded as follows :-

On or towards East :

On or towards West :

On or towards North :

On or towards South :

The said "Unit" is bounded as follows :-

On or towards East :

On or towards West :

On or towards North :

On or towards South :

INWITNESS WHERE OF the "Said Developer" here to through its authorized Partner has here unto executed this Agreement on the Day Month and year herein above written.

SIGNED AND DELIVERED BY THE PARTY OF

THE FIRST PART :-

Skara projects LLP

A Limited Liability Partnership Firm through

Its authorize signatory R. P. Patel or Prafulbhai l. Patel

In the presence of following two

Witness :-

1…………………………………………..

2…………………………………………..

SCHEDULE AS PER SECTION 32 (A) OF THE REGISTRATION ACT

Skara projects LLP

A Limited Liability

Partnership Firm through

Its authorize signatory

R. P. Patel or Prafulbhai l. Patel

Signature, Photograph and Thumb Impression of Second Part :-