

DRAFT WITHOUT PREJUDICE
AGREEMENT FOR SALE WITHOUT POSSESSION

This Agreement made at _____ this day of, 20____,

BETWEEN

VENDOR : **M/s. DEVJIT DEVELOPERS, a Partnership Firm**
FIRST PARTY [PAN: _____]

Having its registered office at 6-7, Krishna Nivas,
Mira Nagar, Shashikunj, Sardar Baug, Ghanchi Paat,
Junagadh, District - Junagadh

through its partners

- (1) Mr. Devshibhai Laxmanbhai Bhatu
- (2) Mr. Ajitbhai Hardasbhai Khodhbhaya
- (3) Mr. Natubhai Ranmalbhai Bhatu
- (4) Mr. Prashant Natubhai Bhatu
- (5) Mr. Ravindra Kanjibhai Myatra

Through their Power of Attorney Holder

Mr. Piyush Nebhabhai Bhatu

aged Adult, Occupation business,

address at _____.

(Hereinafter in this Agreement for Sale referred to as
VENDOR / Developer / First party / Seller, which
expression shall unless it be repugnant to the context
or meaning thereof be deemed to mean and include
the Partners of the said VENDOR their heirs, legal
representatives, executors, administrators, successors
and assigns etc.) of the **First Part**.

AND

SECOND PARTY : **(1) Mr. _____**
PURCHASER PAN NO.: _____

Aged about __ years,
Having _____ Address _____ at _____

(2) Mrs. _____
PAN NO.: _____
Aged about __ years,
Having _____ Address _____ at _____

Hereinafter in this Agreement for Sale collectively referred to as “the PURCHASER/ Second Party” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the said “PURCHASER” and their heirs, legal representatives, successors and assigns) of the **Second Part**.

WHEREAS:

- (A) The VENDOR herein is the absolute owner of and is sufficiently entitled to the piece or parcel of the Non Agricultural land bearing Survey No. 196/1 paiki 1/paiki 1 admeasuring about 32,030 sq. mtrs. out of total land admeasuring 34,357 sq. mtrs. (remaining land admeasuring about 2327 sq. mtrs. shall go in Road) situated, lying and being at Mouje – CHALA, Taluka VAPI District VALSAD in the Registration of VALSAD and Sub-District VAPI hereinafter referred to as the said “Entire Project Land” in this Agreement for Sale and is more particularly described in the **Schedule – 1** hereunder written.
- (B) That the VENDOR herein has purchased the land bearing Survey No. 169/1/paiki 2 and Survey No. 196/1 paiki from their erstwhile owners vide following sale deeds:

Sr. No.	Survey No.	Area (sq. mtrs.)	Seller	Sale Deed Registration No. and Date
1.	196/1/paiki	17,235	Apekshaben Subhashbhai	3524

plans the said Project consists of following buildings to be constructed in the following manner:

Sr. No.	Building No.	No. of Apartments	Apartment Type
1.	A1	40	3 BHK
2.	B1	40	2 BHK
3.	B2	40	2 BHK
4	B3	40	2 BHK
5.	B4	40	2 BHK
6.	E1	40	4 BHK
7.	F1	40	3 BHK
8.	G1	40	3 BHK
9.	G2	40	3 BHK
10.	G3	40	3 BHK
11.	C1	40	2 BHK
12.	C2	40	2 BHK
13.	C3	40	2 BHK
14.	C4	40	2 BHK
15.	C5	40	2 BHK
16.	C6	40	3 BHK
17.	D1	40	3 BHK
18.	D2	32	2 BHK
19.	H	08	4 BHK
20.	A	08	1 Commercial Shop and 7 Offices

(H) In the said Project “PRAMUKH GREENS”, the construction consisting of Building/Building No. A1, B1 TO B4, E1, F1 and G1 TO G3 is completed and its occupancy certificate has been granted by the concerned authority. A layout plan of the Entire Project Land is annexed herewith at **Annexure - A.**

