Draft for Approval
DRAFT OF AGREEMENT FOR SALE

This Agreement made at **Ahmedabad** this........ day of ...., **2023**,(the "**Agreement**")

BY AND BETWEEN

SHELADIA INFRASPACE [PAN NO: ____________], A Partnership Firm having its registered address at ________________________ through its Designated Partner __________________, [Pan No. _________], [Aadhaar No: _________], Aged about ___ years, Occupation: Business, presently residing at ______________________________________, Gujarat. Hereinafter in this Agreement for Sale shall be referred to as "**THE PROMOTER/VENDOR/FIRST PARTY**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the said THE PROMOTER/VENDOR/FIRST PARTY, its Partners as at present and from time to time and its successors and assigns) of the **ONE PART**.

AND

SECOND PARTY/ PURCHASERS/ALLOTTEE

[1] _______________, **[PAN NO: __________]**, [**ADHAAR NO.** ____________], aged about ____ years, Religion _____, presently residing at ________.

[2] _______________, **[PAN NO: __________]**, [**ADHAAR NO.** ____________], aged about ____ years, Religion _____, presently residing at ________.

Hereinafter in this Agreement for Sale collectively referred to as "**The ALLOTTEE**/**PURCHASERS/SECOND PARTY**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the said ALLOTTEE/PURCHASERS/SECOND PARTY and their heirs, legal representatives, successors and assigns) of the **OTHER PART**.

WHEREAS:

(A) The VENDOR herein is absolute owner and is seized and possessed of and/or otherwise well and sufficiently entitled to all those pieces or parcels of Non-Agricultural Land bearing Sub Plot No. 1 admeasuring about 4189.17 sq.mtrs forming part of Final Plot No.75 admeasuring about 10,255 sq.mtrs [Given in lieu of (1) Revenue Survey/Block No. 401/2 admeasuring about 10,522 sq.mtrs. and (2) Revenue Survey/Block No. 401/4 admeasuring about 6,578 sq.mtrs.] forming part of Draft Town Planning Scheme No.37 (Thaltej), situate, lying and being at **Moje Thaltej**, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal), hereinafter referred to as the said "**Project Land /Land**" in this Agreement for Sale and is more particularly described in the **SCHEDULE–I** hereunder written.

(B) That the VENDOR herein has purchased the said Project Land from its previous owners vide various Sale Deeds, registered before the Sub Registrar of Ahmedabad-9 (Bopal) and the details of the same are mentioned hereunder:

Survey No. / Area	Sale Deed Date / Reg. No	Executed by
Sub Plot 1 forming part of Final plot No.75 / 3637.24	08/10/2021 / 13578	(1) Dashrathbhai Punjabhai Prajapati; (2) Jyotsanaben Maganbhai Prajapati; (3) Samuben Wd/o Jayantibhai Punjabhai; (4) Jayeshkumar Jayantibhai Punjabhai; (5) Bhaveshkumar alias Bhavesh Jayantibhai; (6) Maljibhai Ambaram alias Ambalal; (7) Amrutbhai alias Amratbhai Ambaram alias Ambalal; (8) Shakrabhai Ambaram alias Ambalal; (9) Rambhai Ambaram alias Ambalal; (10) Manishbhai

		Laxmanbhai; (11) Aatmaram Ambaram Prajapati; (12) Nimesh Becharbhai alias Dineshbhai Naranbhai; (13) Umesh Becharbhai alias Dineshbhai Naranbhai; (14) Prakashbhai Maganbhai Prajapati; (15) Roshanbhai alias Roshankumar Maganbhai Prajapati; (16) Vijaybhai Maganbhai Prajapati
Sub Plot 1 forming part of Final plot No.75 551.93	10/10/2022 16101	Maljibhai Ambaram

(C) That upon registration of abovestated Sale Deeds, the VENDOR herein has been put in quiet, vacant and peaceful possession of the said Project Land.

(D) That upon implementation of Town Planning scheme No. 37 (Thaltej), (1) Revenue Survey/Block No. 401/2 admeasuring about 10,522 sq.mtrs; and (2) Revenue Survey/Block No. 401/4 admeasuring about 6,576 sq.mtrs was collectively given Final Plot No. 75 and its area was determined as 10,255 sq.mtrs.

(E) That the Non Agricultural Use Permission for Residential use with respect to the said Land bearing Final Plot No.75 paiki admeasuring about 3942 sq.mtrs [Given in lieu of Revenue/Survey No. 401/4 admeasuring about 6576 sq.mtrs.] forming part of Draft Town Planning Scheme No.37 (Thaltej) has been granted by the District Development Officer, Ahmedabad vide his order dated 20/05/2019 bearing no. CB/NA/Ahmedabad/Thaltej/401/4/1010181/2019.

(F) That the Non Agricultural Use Permission for Residential use with respect to the said Land bearing Final Plot No.75 paiki admeasuring about 6313 sq.mtrs [Given in lieu of Revenue/Survey No. 401/2 admeasuring about 10522 sq.mtrs.] forming part of Draft Town Planning Scheme No.37 (Thaltej) has been granted by the District Development Officer, Ahmedabad vide his order dated 31/05/2019 bearing no. CB/NA/Ahmedabad/Thaltej/401/4/1010176/2019.

(G) That the above stated previous owners had got the plans sanctioned for sub-division of the said Final Plot No. 75 admeasuring about 10,255 sq.mtrs and Ahmedabad Municipal Corporation vide its order dated 08/04/2021 bearing No. 001LD21220002 granted permission for sub division of Final Plot No. 75 admeasuring about 10,255 sq.mtrs into two new Sub Plots viz. (1) Sub Plot No. 001 admeasuring about 3637.24 sq.mtrs and (2) Sub Plot No. 002 admeasuring about 6617.76 sq.mtrs.

(H) That the above stated previous owners had got the revised plans sanctioned for sub-division of the said Final Plot No. 75 admeasuring about 10,255 sq.mtrs and Ahmedabad Municipal Corporation vide its order dated 17/09/2022 bearing No. 001LD22231444 granted permission for revision of area of two sub plots and accordingly area of (1) Sub Plot No. 001 was determined as 4189.17 sq.mtrs instead of 3637.24 sq.mtrs and area of (2) Sub Plot No. 002 was determined as 6065.83 instead of 6617.76 sq.mtrs.

(I) AND WHEREAS the VENDOR has got the plans for construction on the said Project Land sanctioned from the Ahmedabad Municipal Corporation (AMC) and development permission was issued vide its order bearing Rajachitthi No. 07957/140323/A7111/R0/M1 dated 12/04/2023. ("**Development Permission**").

(J) That as per the said approved plans, the VENDOR has commenced development of the said Project Land and started construction of Residential cum Commercial Project on the said Project Land named "**TREETOPS**" (hereinafter referred to as said "**Project**"). The Project consists of only one block having total 39 units, out of which 30 numbers of units are residential and 9 units are commercial and the construction details is as per the Development Permission issued by designated authority.

(K) That the VENDOR has registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the said "**Act**") and the Gujarat Real Estate (Regulation and Development) (General) Rules, 2017 (hereinafter referred to as the said "**Rules**") with the Real Estate Regulatory Authority at Gandhinagar (hereinafter referred to as the said "**Authority**") and the said Authority has issued a Registration Certificate of Project dated ____________bearing reference no. ____________________________________.

(L) In the said Project known as "**TREETOPS**", the PURCHASERS herein have expressed their desire for purchasing a unit being residential/commercial apartment/shop and the VENDOR has agreed to sell residential premises bearing Flat/Shop No. ________ totally admeasuring ______ sq. mtrs (break up show in the table hereunder), situated on __________ floor in the said Project, together with proportionate undivided impartible right and appurtenant attached area and hereinafter referred to as the "**Said Property**" in this Agreement for Sale and more particularly described in the **SCHEDULE- II** hereunder written. The detail of the carpet area (as per the said Act) of the said Property and other appurtenant areas (meant for exclusive use of the PURCHASER) to the said Property is as follows:

UNIT NO.	
Carpet Area	
Balcony Area	
Wash Area	
Total Area	
Proportionate Undivided land	

(M) AND WHEREAS, prior to the execution of this Agreement for Sale, the VENDOR has given to the PURCHASER copies of all the title documents relating to the Project Land, Title Certificate, copies of sanctioned plans and development permission issued by the authority, copy of N.A. Use permission, copies of the plans, project specifications and such other documents as are specified under the said Act. The PURCHASERS have themselves and through their Advocates/Consultants verified all details and documents and the PURCHASERS are fully satisfied about the right, title and interest of the VENDOR with respect to the said Project Land on which the Project "**TREETOPS**" is being constructed and regarding the permissions obtained by the VENDOR and in future the PURCHASERS shall not raise any dispute/objection in respect of the same. The PURCHASERS have also verified the documents filed/uploaded by the VENDOR with the said Authority and are satisfied with the same.

(N) The VENDOR and PURCHASERS have negotiated for the sale of the said Property belonging to the VENDOR and more particularly described in the Schedule II written hereunder and as a result thereof, the VENDOR has agreed to sell and the PURCHASERS have agreed to purchase the said Property for a sum of Rs. ___________/- (Rupees _______________________ Only) being the purchase consideration (hereinafter "**the Purchase Consideration**") on the terms and conditions appearing hereinafter.

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

1. RECITALS PART OF THE AGREEMENT:

The Parties hereby agree and confirm that all the recitals of this Agreement form and integral part of this Agreement and shall be read accordingly.

2. SALE AND PURCHASE OF PROPERTY AND PAYMENT OF PURCHASE CONSIDERATION:

2.1 The PURCHASERS are desirous of purchasing and acquiring from the VENDOR, on what is commonly known as 'ownership basis', a unit being Apartment/Shop bearing **No.** _______ totally admeasuring _______sq. mtrs (breakup as shown in the table below), situated on

__________ **Floor** of the said Project "**TREETOPS**" together with proportionate undivided impartible right in the said Project Land and appurtenant attached area and hereinafter referred to as the said Property in this Agreement for Sale and more particularly described in the <u>SCHEDULE-II</u> hereunder written. The detail of the carpet area (as per the said Act) of the said Property and other appurtenant areas (meant for exclusive use of the PURCHASERS) to the said Property is as follows:

UNIT NO.	
Carpet Area	
Balcony Area	
Wash Area	
Total Area	
Proportionate Undivided land	

2.2 In consideration of the VENDOR, having agreed to sell and the PURCHASER having agreed to purchase the said Property and the attached area to the said Property, the PURCHASERS shall pay to the Vendor a sum of Rs. ____________/- (Rupees ______________________ Only) being the Purchase Consideration which is calculated on the basis of the Carpet Area of the said Property and includes price for the said Attached Area meant for exclusive use of the Purchaser and proportionate price of the common areas and facilities of the said Project. The nature, extent and description of the common areas and facilities are more particularly described in the **<u>SCHEDULE-III</u>** annexed herewith.

2.3 The PURCHASERS have on or before the execution of this Agreement paid to the VENDOR, in the following manner, a sum of Rs. _____________/- (Rupees _____________only) being the earnest money (hereinafter referred to as "**Earnest Money**"), the receipt whereof is hereby admitted and acknowledged by the VENDOR [subject to realization of cheque(s)] and of and from the same and every part thereof forever acquit, release and discharge the PURCHASERS:

Sr. No.	**Amount (in Rupees)**	**Cheque / D.D. No. / RTGS No. / NEFT No.**	**Date**	**Bank Name and Branch**
1.				
2.				
3.				
	Total:			

2.4 The PURCHASERS hereby covenants and represents that they shall pay the balance amount of Purchase Consideration to the VENDOR in the following installments, time being the essence of this Agreement:

Sr. No.	**Amount**	**Payable on or before:**
1.	Not exceeding 10% of the Total Purchase Consideration	Before execution of this Agreement for sale
2.	Not exceeding 30% of the Total Purchase Consideration	upon execution of this Agreement
3.	Not exceeding 45% of the Total Purchase Consideration	on completion of the Plinth of the building or wing in which the said Property is located.
4.	Not exceeding 70% of the Total Purchase Consideration	on completion of the slabs including podiums and stilts of the building or wing in which the said Property is located
5.	Not exceeding 75% of the Total Purchase Consideration	on completion of the walls, internal plaster, floorings doors and windows of the said Property.
6.	Not exceeding 80% of the Total Purchase Consideration	on completion of the, staircases, lift wells, lobbies upto the floor level of the said Property.
7.	Not exceeding 85% of the Total Purchase	on completion of the external plumbing and external plaster,

	Consideration	elevation, terraces with waterproofing, of the building or wing in which the said Property is located.
8.	Not exceeding 95% of the Total Purchase Consideration	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 Property is located.
9.	Balance Amount	at the time of handing over of the possession of the Property to the Purchaser on or after receipt of Building use Permission along with the Sanitary Fittings.

2.5 It is agreed between the parties that the Purchase Consideration is exclusive of any taxes, levies, cesses, imposts or such charge, cost or outlays by whatever name called, charged, levied, imposed, and payable in respect of the said Property or howsoever arising from the transaction contemplated herein to any Government Authority. Any and all taxes, that is, GST or Stamp Duty, registration fees, or any tax, levy or imposts etc. arising from sale or transfer of the said Property to the PURCHASERS or the transaction contemplated herein shall be borne and paid by the PURCHASERS or reimbursed by the PURCHASERS within 7 days of demand raised by way of Notice by the VENDOR to the PURCHASERS.

2.6 The Purchase Consideration 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 Local Bodies/Government from time to time or on account of any additional fixture/facility (other than standard fixtures provided by the VENDOR) demanded by the PURCHASERS in the said Property. The VENDOR undertakes and agrees that while raising a demand on the PURCHASERS 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 PURCHASERS.

2.7 The PURCHASERS shall pay to the VENDOR the installments of Purchase Consideration mentioned herein above or any other dues under this Agreement on their respective due dates without demand being made. Provided further that in case the due date is to be reckoned with some event, then Purchase Consideration shall be payable by the PURCHASERS within 7 days upon intimation/Notice by the VENDOR of the occurrence of such event and the liability to pay such amount.

2.8 The PURCHASERS agree(s) that payment of the amounts by the PURCHASERS to the VENDOR under this Agreement are required to be paid on respective due date, the time being essence of contract and any default by the PURCHASERS in this regard shall entitle the VENDOR to enforce default remedies as set out hereunder.

2.9 The PURCHASERS authorizes the VENDOR to adjust/appropriate all payments made by the PURCHASERS under any head(s) and in any order as the VENDOR may deem fit and proper against any outstanding dues of the PURCHASERS under this Agreement and the PURCHASERS shall not raise any dispute in this regard.

2.10 Default by the PURCHASERS in payment of maintenance charges / outgoing and taxes shall be default under this Agreement and entail the VENDOR to enforce default remedies as provided herein or seek the remedies under the said Act or under any other laws.

2.11 The Vendor shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the building is complete and the 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 3 (Three) percent. The total price payable for the carpet area shall be recalculated upon confirmation 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 within Thirty days with annual interest, which not more than RBI MCLR+2%, from the date when such an excess amount was paid by the 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 Clause 2.2 of this Agreement.

3. OTHER CHARGES PAYABLE BY THE PURCHASER:

3.1 The VENDOR shall form a Society or Association or Company (hereinafter referred to as "**Management Body**") for the effective management and maintenance of the common areas and facilities to be provided in the said Project. The PURCHASERS herein along with other purchaser(s) of Property in the Project shall join in forming and registering the Management Body to be known by such name as the VENDOR may decide and for the PURCHASERS shall, for the purpose of formation of such Management Body, sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Management Body, including the bye-laws of the proposed Management Body and duly fill in, sign and return to the VENDOR within seven days of the same being forwarded by the VENDOR to the PURCHASERS, so as to enable the VENDOR to register the Management Body. No objection shall be taken by the PURCHASERS if any, changes or modifications are made in the draft bye-laws, or the

Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority. The PURCHASERS further agree that he/she/it/they shall observe and follow the rules and regulations of the Management Body from time to time and shall regularly pay the common expenses and maintenance charges every month as well as any lump sum amount as may be decided by the said management body for operation and maintenance of common facilities and amenities of the Project.

3.2 In addition to the Purchase Consideration mentioned hereinabove, the PURCHASERS shall also be liable to pay the following amount by way of charges or deposits:

Sr. No.	Amount (in Rs.)	Purpose
1.	(i) **<u>For 4BHK Apartment</u>** Lump sum Rs.6,00,000/-(Rupees ___________only). (ii) **<u>For 5 BHK Apartment</u>** Rs.9,00,000/-(Rupees ________only) (iii) **<u>For Shop</u>** Lump sum Rs.__________/-(Rupees ___________only)	Towards Maintenance Deposit
Total:	**Rs. _______________/-(Rupees ______________only)**	

The PURCHASERS shall bear any GST or any tax payable on the abovementioned amounts. The abovementioned Maintenance deposit and is to be paid to the Management Body by the PURCHASERS.

3.3 The VENDOR shall be responsible to maintain the Project for a period of 18 months from the date of receipt of B.U. Permission by the funds raised by the VENDOR on its own sources. The VENDOR shall transfer such service of maintaining the Project on expiry of 03 months from the date of receipt of B.U. Permission to the Management Body.

3.4 Over and above the amounts mentioned in the Agreement to be paid by the PURCHASERS, the PURCHASERS shall on or before delivery of possession of the said Property shall pay to the VENDOR or Management Body such proportionate share of the outgoings as may be determined by the VENDOR and which are not covered in any other provisions of this Agreement.

3.5 The PURCHASERS shall, prior to the execution of Sale Deed, be liable to pay all Other Charges mentioned in clause 3 within 7 days upon intimation/Notice by the VENDOR of the liability to pay such amount.

4. POSSESSION AND CONVEYANCE DEED:

4.1 The VENDOR shall complete the Project and obtain Building Use Permission and shall handover the possession of the said Property on or before 31/03/2027, subject to Force Majeure conditions.

4.2 "**Force Majeure**" shall mean any event or combination of events or circumstances beyond the control of the VENDOR which cannot (a) by the exercise of reasonable diligence or (b) despite the adoption of reasonable prevention and/or alternative measures, be prevented or caused to be prevented and which adversely affects the VENDOR'S ability to perform its obligations under this Agreement, which shall include but not be limited to:

(i) Act of God e.g. fire, drought, flood, earthquake, epidemics, natural disasters; or
(ii) Pandemics, any lockdown by order of the Government from time to time
(iii) Explosions or accidents, air crashes, act of terrorism; or
(iv) Strikes or lock outs, industrial disputes; or
(v) Non-availability of cement, steel or other construction material due to strikes of manufactures, suppliers, transporters, shortage of labour or other intermediaries or due to any reason whatsoever; or
(vi) War and hostilities of war, riots, bandh or civil commotion; or

(vii) The amendment in any law, rule or regulation or the issue of any injunction, court order or direction from any Government Authority that prevents or restricted VENDOR from complying with any or all the terms and conditions as agreed under this Agreement; or

(viii) Any legislation order or rule or regulation made or issued by the Govt. or any other authority or, if any competent authority(ies) refuses, delays withholds, denies the grant of necessary approvals for the said building / said Project or; if any matters, issues relating to such approvals, permissions, notices, notifications, by the competent authority(ies) become subject matter any suit / writ before a competent court or; for any reason whatsoever; or

(ix) Any event or circumstances analogous to the foregoing.

4.3 Upon receipt of the Building Use Permission, the VENDOR shall deliver the possession of the said Property send a Notice to the PURCHASERS requiring him to make payment of all outstanding amounts payable under this Agreement within 7 days of receipt of Notice and upon such payment being made, the VENDOR shall handover possession of the said Property to the PURCHASERS simultaneously upon execution and registration of conveyance/sale deed of said Property in favour of the PURCHASERS.

4.4 The PURCHASERS shall take possession of the Property within 15 days of the receipt of written notice from the VENDOR to the PURCHASERS intimating that the said Property is ready for use and occupancy. The PURCHASERS shall execute necessary sale/conveyance deed and other documentation as may be drafted by the VENDOR'S Advocate / Solicitor. In case the PURCHASERS fail to take possession within 15 days of the receipt of written notice from the VENDOR to the PURCHASERS intimating that the said Property is ready for use and occupancy, the PURCHASERS shall continue to be liable to pay maintenance charges, municipal taxes, proportionate land revenue, water taxes, electricity charges etc. as applicable.

4.5 It is agreed between the parties that in the conveyance deed/sale deed to be executed between the parties shall be as per the draft uploaded by the VENDOR on the website of the said Authority. The PURCHASERS have verified the said draft and are satisfied with the same. Additional terms and condition may be incorporated or the present terms and conditions may be modified as may be required as per the provisions of Real Estate (Regulation and Development) Act, 2016 or any other law for the time being in force or rules framed there under.

5. <u>DELAY INTEREST AND TERMINATION</u>:

5.1 If the VENDOR fails to abide by the time schedule for completing the Project and handing over the said Property to the PURCHASERS, except in Force Majeure condition, then the VENDOR agrees to pay to the PURCHASERS, interest SBI MCLR +2%, on all the amounts paid by the PURCHASERS, for every month of delay, till the date of obtaining the Building Use Permission of the Project.

5.2 The PURCHASERS shall have a right to cancel this Agreement for Sale and withdraw from the Project if the VENDOR fails to complete the Project within the time limit mentioned hereinabove (except delay due to Force Majeure conditions) and only in such circumstance, the VENDOR shall repay all amounts paid by the PURCHASERS along with interest SBI MCLR +2% calculated from the date of receipt of each installment. Other than this the PURCHASERS shall not have any right to withdraw from or cancel this Agreement for sale.

5.3 If the PURCHASERS makes any delay in payment of any installment of Purchase Consideration and/or makes delay in payment of any other amounts payable under this Agreement, then notwithstanding or without prejudice to the VENDOR'S right of termination of this Agreement, the PURCHASERS shall be liable to pay interest SBI MCLR +2% on all delayed payments from the date on which the amount became due and payable under this Agreement till the date it is actually paid. The VENDOR shall, under such circumstances, be entitled to withhold the delivery of possession of the said Property to the PURCHASERS until entire dues are not paid by the PURCHASERS.

5.4 Without prejudice to the VENDOR'S right to demand interest for delayed payments from the PURCHASERS as stated in clause 5.3, the VENDOR shall also be entitled to terminate this Agreement unilaterally if the PURCHASERS commits defaults in payment of any amount (including payment of any taxes, interest) due and payable by the PURCHASERS to the VENDOR under this Agreement and any such amount along with interest remains unpaid for a period of 2 (two) months from the date on which such amount (including interest) became due and payable.

Provided that, VENDOR shall give notice of fifteen days in writing to the PURCHASERS, by Registered Post AD at the address provided by the PURCHASERS and/or mail at the e-mail address provided by the PURCHASERS, of his 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 PURCHASERS fail 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 be entitled to terminate this Agreement unilaterally. The VENDOR may record the termination / cancellation of this Agreement by preparing a Deed of Termination / Cancellation and execute the same and/or get it registered with the appropriate Sub Registrar and with any other concerned authority under the applicable laws. Such Deed of Termination / Cancellation shall be binding upon the PURCHASERS with the same spirit and intention as if such Memorandum was executed by the PURCHASERS. The cost, charges and expenses incurred relating to the same by the VENDOR shall be to the account of the PURCHASERS and the PURCHASERS shall be liable to pay and reimburse the same immediately on demand by the VENDOR.

Provided further that upon such termination of this Agreement by the VENDOR, the VENDOR shall be entitled to deduct as liquidated damages, 25% of the total Purchase Consideration from the amount received from the PURCHASERS. If the installments of Purchase Consideration paid till then by PURCHASERS are less than 25% of the Consideration, then PURCHASERS shall be required to pay to VENDOR, and VENDOR will be entitled to recover the balance amount from the PURCHASERS and PURCHASERS shall pay the same to VENDOR within a period of 30 days of termination. Any refund of money due to the PURCHASERS after deductions as per above shall be made by the VENDOR within 30 days from such termination.

Provided further that upon such termination of this Agreement by the VENDOR, the PURCHASERS shall not be entitled to claim any right title or interest in the said Property and the VENDOR shall be entitled to sell or in any other manner transfer or dispose-off the said Property to any third party/(ies) or such person(s) in such manner and at such terms and conditions as may be deemed fit and proper by the VENDOR in its absolute discretion without any reference to and/or consent or concurrence of the PURCHASERS.

6. **REPRESENTATIONS AND WARRANTIES OF THE VENDOR**:

6.1 The VENDOR has clear and marketable title with respect to the Project Land subject to what is stated in the Title Report issued by Vijay Y. Chaugule & Co dated 24/05/2023 and the VENDOR has the requisite permissions from local authorities to carry out development upon the Project Land and also has actual, physical and legal possession of the Project Land for the implementation of the Project.

6.2 The VENDOR has lawful rights and requisite approvals from the Competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the Project.

6.3 The VENDOR assures the PURCHASERS that the VENDOR has not obtained any loan from any financial institutions and it has not created any charge over the said Project Land till date. The VENDOR further assures the PURCHASERS that after execution hereof the VENDOR shall not mortgage or create a charge on the said Property and if 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 shall not affect the right and interest of the PURCHASERS who has taken or agreed to take such Property.

6.4 There are no litigations pending before any Court of law with respect to the Project Land or Project except if any that may be disclosed in the title report.

6.5 The VENDOR has not entered into any agreement for sale and/or any other agreement / arrangement with any person or party with respect to the said Property which will, in any manner, affect the rights of PURCHASERS under this Agreement.

6.6 The VENDOR has duly paid and shall continue to pay and discharge governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Project to the competent Authorities till the time Building Use Permission is not obtained.

6.7 No notice from the Government or any other local body for acquisition or requisition has been received or served upon the VENDOR in respect of the Project Land and/or the Project.

6.8 The VENDOR shall provide the fixtures and fittings with regard to the flooring, sanitary fittings, lifts, etc. as set out in **ANNEXURE**, annexed hereto. It is to be noted that the said specifications are subject to change due to reasons beyond the control of the VENDOR. Also the specifications as mentioned in the annexure are basic in nature and there may be some changes in the colour, design, pattern, texture etc.

6.9 The VENDOR hereby declares that the permissible Floor Space Index (FSI) available as on date with respect to the Project Land is 5,027 sq.mtrs. and VENDOR has planned to utilize additional chargeable Floor Space Index of about 7,540.50 by availing of TDR or FSI available on payment of premium or FSI available as incentive FSI by implementing various scheme as mentioned in rules and regulations of Gujarat Development Control Regulations. The VENDOR further declares that the Floor Space Index of about 7535.28 sq.mtrs has been utilized by the VENDOR in the said Project and PURCHASERS have agreed to purchase the said Property based on the proposed construction and sale of apartments/shop/office to be carried out by the VENDOR by utilizing the proposed FSI as per the site plan passed by the Ahmedabad Municipal Corporation (AMC) in respect of the said Project and on the understanding that the declared proposed FSI shall belongs to promoter only.

6.10 The VENDOR has podium level and hollow plinth parking spaces in the Project as per the provisions of the prevalent General Development Control Regulations (GDCR). It has been agreed between the parties that the VENDOR shall allot 3 parking spaces to each of the apartment occupiers in the said Project. The remaining parking slots (after allotment to the residential units) available for parking in said Project shall be available to the other purchasers of the commercial units of the said Project. The PURCHASERS hereby are aware and unequivocally agree, consent and confirm that the PURCHASERS and their family members shall park their vehicles only in their designated parking area and they shall not be entitled to park in visitor parking area or designated parking area of any other member of the Project. All parking areas in the Project (in hollow plinth or at podium level) shall be reserved for particular Unit and such reservations shall be done by the Management Body. The Management Body shall decide allotment of exclusive parking slots to any apartment/shop occupier. However it is hereby agreed that allotment of parking for commercial units shall not be in the residential part or parking or part thereof. The Management Body shall be entitled to take strict action against the PURCHASER, including imposition of fine, if they don’t follow the parking rules. The PURCHASERS are aware that for purpose of better safety and security of premises and convenience to owners/end users, the entry/movement of heavy vehicles shall not be permitted inside the Project. The PURCHASERS hereby agree to abide by the parking allotment arrangements made by the Management Body and not to raise any dispute with regards to the same in the future. The PURCHASERS hereby declare that they have not paid any amount to the VENDOR towards the allotment of parking slots.

6.11 The PURCHASERS hereby agrees that the owners/occupiers/ purchasers of commercial units shall not be entitled to park their vehicles or claim any right in the residential part of the said Project and the owner/occupier of commercial units and their employees/agents/visitors shall not enter the residential part of the said Project "**TREETOPS**"

6.12 If within a period of five years from date of ,"Possession Date" the PURCHASERS brings to the notice of the VENDOR any structural defect in the said Property or the building in which the said Property is located or any defects on account of workmanship, quality or provision of service, then wherever 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 equal to cost to cure / rectify such defect. Provided that the VENDOR shall not be liable to rectify any defect or for payment of any compensation in the following cases:

a. If the cause of any such defect is not attributable to the VENDOR or are beyond the control of the VENDOR; or
b. In case of natural wear and tear and damage resulting from rough handling, improper use or unauthorized modification; or
c. VENDOR shall not be liable to the extent of any inherent permissible variation and tolerances in shapes, size, thickness or color variation of various natural or factory made products which are not considered as defect by the manufacturers or the supplier; or
d. In case where guarantees and warrantees are provided by the third parties, the same shall be extended to the PURCHASERS and to honour such warrantees and guarantees shall be at the sole discretion of the third party providing the same. Further where the manufacturer guarantee/warranty as provided by the third party ends before the defects liability period and such warranties are covered under the maintenance of the said unit/building/phase/wing, and if the annual maintenance contracts or applicable licenses are not done/renewed by the

PURCHASERS/Management Body, the VENDOR shall not be responsible for any defects occurring due to the same.; or

e. If the PURCHASERS have defaulted in any of its representations or warranties as mentioned in clause 7 of this agreement.

f. The Management Body or the individual PURCHASERS shall adhere to maintenance schedule as prescribed by the manufacturer/VENDOR.

g. The PURCHASERS shall not carry out any alterations of any nature in the said Property which shall include but not be limited to alterations in columns, beams etc. or in the fittings therein, in particular it is hereby agreed that the PURCHASERS shall not make any alterations in any of the fittings, pipes, water supply connections or any erection or alteration in the bathroom, toilet and kitchen, which may result in leakage/seepage of the water. If any of such works are carried out without the written consent of the VENDOR then the defect liability automatically shall become void.

7. <u>REPRESENTATIONS, WARRANTIES AND COVENANTS OF THE PURCHASERS:</u>

7.1 The PURCHASERS shall regularly pay all amounts (including interest) payable under this Agreement.

7.2 The PURCHASERS shall use the said Property or any part thereof or permit the same to be used only for residential/Commercial purpose. The PURCHASERS shall use the parking space only for purpose of keeping or parking passenger vehicle. [**<u>Note</u>: This clause shall be modified for residential or commercial as the case may be**]

7.3 Within 15 days after notice in writing is given by the VENDOR to the PURCHASERS that the Property is ready for use and occupancy, the PURCHASERS shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Property) of outgoings in respect of the Project Land and Buildings namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance, common lights, repairs and salaries of clerks bill collectors, watchmen, sweepers and all other expenses necessary and incidental to the management and maintenance of the Project Land and Project. Until the Management Body is formed, the PURCHASERS shall pay to the VENDOR such proportionate share of outgoings as may be determined. The amounts so paid by the PURCHASERS to the VENDOR shall not carry any interest and remain with the VENDOR until the same is transferred to the Management Body as aforesaid.

7.4 The PURCHASERS agree that though they shall become free, independent and absolute owners of the said Property, the said Property shall be used, occupied and transferred by them as per rules and regulations that shall be framed by said Management Body.

7.5 The PURCHASERS are aware that the other units situated in the Project shall be transferred to other purchasers in future, and agreements and Sale deeds/ Conveyance Deed will be made in favour of such other purchasers. The PURCHASERS are made aware that apartments shall have exclusive terrace rights with respect to terraces located adjoining (if any) or above the Flat/Apartment and the purchaser/occupiers of such Flats shall be granted exclusive usage and ownership rights in such terraces. However they shall not make any permanent construction thereon. The remaining terrace above each block, including terrace located above the above referred said Flat shall be common terrace where no temporary or permanent construction shall be permissible and shall always be kept open. The PURCHASERS are also aware that all other owners shall also be entitled to use and enjoy the common facilities and they also shall have undivided interest therein. It is agreed that the PURCHASERS will be entitled to use and enjoy the undivided common facilities only after and upon payment of necessary charges/fees and by becoming member of proposed Management Body.

7.6 To maintain the Property at the PURCHASER'S own cost in good and tenantable repair and condition from the date that of possession of the Property is taken and shall not do or suffer to be done anything in or to the building in which the Property is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Property is situated and the Property itself or any part thereof without the consent of the local authorities, if required.

7.7 Not to store in the 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 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 Property is situated, including entrances of the building in which the Property is situated and in case any damage is caused to the building in which the Property is situated or the Property on account of negligence or default of the PURCHASERS in this behalf, the PURCHASERS shall be liable for the consequences of the breach.

7.8 The PURCHASERS shall at their own cost carry out all internal repairs to the said Property and maintain the Property in the same condition, state and order in which it was delivered by the VENDOR to the PURCHASERS and shall not do or suffer to be done anything in or to the building in which the Property is situated or the Property which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the PURCHASERS committing any act in contravention of the above provision, the PURCHASERS shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

7.9 Not to demolish or cause to be demolished the Property 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 Property or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Property is situated and shall keep the portion, sewers, drains and pipes in the Property and the 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 Property is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Property without the prior written permission of the VENDOR and/or the Management Body.

7.10 Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Project Land and the building in which the Property is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

7.11 Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Property in the compound or any portion of the project land and the building in which the Property is situated.

7.12 The PURCHASER shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Property until all the dues payable by the PURCHASERS to the VENDOR under this Agreement are fully paid up and without the prior written consent of the VENDOR.

7.13 The PURCHASERS shall observe and perform all the rules and regulations which the Management Body 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 apartments/shops 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 PURCHASERS shall also observe and perform all the stipulations and conditions laid down by the Management Body regarding the occupancy and use of the Property 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.

7.14 The PURCHASERS shall permit the VENDOR and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Property or buildings or any part thereof to view and examine the state and condition thereof. The PURCHASERS shall permit the VENDOR and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

7.15 The PURCHASERS does not get any right, title or interest in the said Property by virtue of this Agreement for Sale. The titles of the said Property shall be transferred to the PURCHASERS only after payment of full and final consideration amount (including all aforesaid charges) and upon execution of final sale deed in favour of the PURCHASERS. Nothing contained in this Property is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Property or of the said Project Land lot and Building or any part thereof. The PURCHASERS shall have no claim save and except in respect of said Property hereby agreed to be sold to them and all open spaces, parking spaces, lobbies, staircases, terraces, common amenities, facilities and areas, will remain the property of the VENDOR until the same is transferred as hereinbefore mentioned.

7.16 The PURCHASERS hereby acknowledges that even after the Management Body has been formed with respect to the said Project, the VENDOR shall be entitled to sell or in any other manner transfer the un-sold apartment(s)/shop(s) in the said Project to any third party on such terms and conditions as it may deem fit and such purchaser/transferee of un-sold apartment(s)/shop(s) shall be entitled to become member of the Management Body and use all common areas and facilities in the Project at par with other unit Purchasers/occupiers.

7.17 The PURCHASERS have also been given the Brochure of the Project which also describes the Project. However, the said Brochure is only for illustrative purposes and is not to be construed as a binding legal document. The images shown in the brochure are computer stimulated representations and are subject to error and omissions. The furniture and fixtures shown in the brochure are only for illustrative purpose and do not form a part of the standard product. The VENDOR reserves the right to make changes/alterations in the actual construction at site or in specifications or amenities of the Project as may be suggested by the Architect or Engineer of the Project.

7.18 The PURCHASER hereby covenants that it shall not raise any objections against inclusions/exclusions of any type of legally permissible construction/ development being made in the **TREETOPS** Project. The PURCHASERS hereby covenants that the VENDOR shall be entitled to develop the said **TREETOPS** project without any hindrance, objection or requisition from the PURCHASERS notwithstanding any perceived or actual nuisance or inconvenience that may be caused owing to the construction work. Further, the PURCHASERS covenants with the VENDOR that the VENDOR shall be entitled to undertake construction and develop the **TREETOPS** Project in the manner it desires and the PURCHASERS shall extend all the co-operation to the VENDOR for the same.

7.19 The PURCHASERS represent that they have read and understood and are completely satisfied with the specifications, plans, lay out, brouchers, approvals, title of the said Project Land and the said Property, price and the manner in which the VENDOR proposes to develop the said Property.

7.20 The PURCHASERS will have to bear any Betterment charges or AUDA/AMC/Government related charges/levies and deposits / charges for drainage or water or gas /utility connections and any town planning related charges that may come up in the future from time to time before or after the Sale Deed.

7.21 The PURCHASERS will bear and pay all present and future, applicable charges, Property / municipal taxes, cess, betterment charges, etc. payable to the Central Government, State Government, AUDA/AMC and/or local authorities after the date of Building Use permission in respect of the Said Property.

7.22 If the PURCHASERS shall desire to obtain housing loan from any financial institution / bank (the "**Institution**") to be disbursed as per progress of the work or otherwise, and payable by the Institution directly to the VENDOR, the PURCHASERS hereby give consent / permission for the same. The VENDOR will be entitled to claim and receive such payment directly from the Institution and the PURCHASERS hereby give irrevocable consent for the same to VENDOR and Institution. Such disbursements made by the Institution to the VENDOR shall be debited by Institution to housing loan account of PURCHASERS and to be received by VENDOR towards the Consideration and other amounts to be received under this Agreement.

8. BINDING EFFECT

Forwarding this Agreement to the PURCHASER by the VENDOR does not create a binding obligation on the part of the VENDOR or the PURCHASER until, firstly, the PURCHASER signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 15 (fifteen) days from the date of receipt by the PURCHASER and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the VENDOR. If the Purchase fails to execute and deliver to the VENDOR this Agreement within 15 (fifteen) days from the date of its receipt by the PURCHASER and/or appear before the Sub-Registrar for its registration as and when intimated by the VENDOR, then the VENDOR shall serve a notice to the PURCHASER for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the PURCHASER, application of the PURCHASER shall be treated as cancelled and all sums deposited by the PURCHASER in connection therewith including the booking amount shall be returned to the PURCHASER without any interest after deducting an amount of Rs.5,00,000/- or 5% of the total purchase consideration, whichever is less, as administrative charges.

9. ENTIRE AGREEMENT

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 apartment/shop/building, as the case may be.

10. RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties.

11. PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER / SUBSEQUENT PURCHASERS

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 Purchasers of the said Property, in case of a transfer, as the said obligations go along with the said Property for all intents and purposes.

12. SEVERABILITY

The Model form of Agreement for Sale proposed by the Government of Gujarat under the Rules framed by it under the said Act has been modified to incorporate the agreement and terms agreed upon between the VENDOR and PURCHASER, being this Agreement. The parties hereto accept the same. If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder 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 thereunder 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.

13. NOTICES

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 A.D and/or notified Email ID/Under Certificate of Posting at their respective addresses specified below:

VENDOR NAME

SHELADIA INFRASPACE

Address: ________________________.

Name of Purchasers

(Purchaser's Address) Notified Email ID:

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 may be.

14. JOINT PURCHASERS

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

15. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts at Ahmedabad will have the jurisdiction for this Agreement

16. DISPUTE RESOLUTION

If any dispute arises in relation to or in connection with this Agreement including in respect of the validity, interpretation, implementation or alleged material breach of this Agreement by one party hereto shall be resolved as per the provisions of the Real Estate (Regulation and Development) Act, 2016.

17. <u>STAMP DUTY AND REGISTRATION FEES:</u>

The expenses for Stamp Duty, Additional Stamp Duty, Registration Fees, other applicable government taxes, Miscellaneous expenses, etc in respect of this Agreement for Sale and deed of Conveyance shall be borne by the PURCHASER alone. Further if the said agreement is required to be cancelled in any manner then all the expenses for the same shall also be borne by the PURCHASER only.

SCHEDULE-I
(Description of the Said Project Land)

All those pieces or parcels of Non-Agricultural Land bearing Sub Plot No. 1 admeasuring about 4189.17 sq.mtrs forming part of Final Plot No.75 admeasuring about 10,255 sq.mtrs [Given in lieu of (1) Revenue Survey/Block No. 401/2 admeasuring about 10,522 sq.mtrs. and (2) Revenue Survey/Block No. 401/4 admeasuring about 6,578 sq.mtrs.] forming part of Draft Town Planning Scheme No.37 (Thaltej), situate, lying and being at **Moje Thaltej**, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal).

The said **Project Land** is bounded as under: -

On or towards **EAST**	:	Final Plot No. 73 and 86/1
On or towards **WEST**	:	18 mtr TP Road
On or towards **NORTH**	:	Sub Plot No. 02
On or towards **SOUTH**	:	18 mtr TP Road

SCHEDULE-II
(Description of said Property agreed to be sold to Purchasers under these presents)

All that **Property** being Flat/Shop No._____ admeasuring about ____**Sq. mtrs** (break up show in the table hereunder) situated on the ______ **Floor** in the scheme known as "**TREETOPS**" project, together with proportionate undivided impartible right, along with rights and responsibilities in common with other occupiers in or upon common amenities and facilities provided in the said "**TREETOPS**" Scheme/Project to be constructed on the Non-Agricultural Land bearing Sub Plot No. 1 admeasuring about 4189.17 sq.mtrs forming part of Final Plot No.75 admeasuring about 10,255 sq.mtrs [Given in lieu of (1) Revenue Survey/Block No. 401/2 admeasuring about 10,522 sq.mtrs. and (2) Revenue Survey/Block No. 401/4 admeasuring about 6,578 sq.mtrs.] forming part of Draft Town Planning Scheme No.37 (Thaltej), situate, lying and being at **Moje Thaltej**, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal). The details of the carpet area (as per the said Act) of the said Property and other appurtenant areas (meant for exclusive use of the PURCHASER) to the said Property is as follows:

UNIT NO.	
Carpet Area	
Balcony Area	
Wash Area	
Total Area	
Proportionate Undivided land	

The said **Property No.**____________ is bounded as under: -

On or towards **EAST** :
On or towards **WEST** :
On or towards **NORTH**:
On or towards **SOUTH** :

SCHEDULE – III

(Description of Common Areas Facilities)

Entrance Area

Children’s Play Area

Security Cabin

Fire Fighting System

CCTV Camera

GYM Area

ANNEXURE

DETAILS OF SPECIFICATIONS

RCC Frame structure

Sliding Aluminum Windows

Concealed three phase electrical cooper wiring

Modular switches

ISI wires, MCB and ELECB

____________________X____________________

IN WITNESS WHEREOF the parties hereto have hereunder set and subscribed their respective hands hereunder on this _____ day of _______, 2023 at AHMEDABAD.

SIGNED SEALED AND DELIVERED
by the within named **THEVENDOR**

____
SHELADIA INFRASPACE, A Partnership Firm, by and through its authorized Partner _________________

in the presence of:-

1. ____________________

2. ____________________

SCHEDULE OF REGISTRATION ACT SECTION – 32 A

FIRST PARTY / VENDOR / PROMOTER

SIGNATURE	**PHOTOGRAPH**	**LEFT HAND PRINT**
SHELADIA INFRASPACE, A Partnership Firm, by and through its authorized Partner _________________		

SECOND PARTY / THE PURCHASERS / ALLOTTEE

SIGNATURE	**PHOTOGRAPH**	**LEFT HAND PRINT**
PURCHASER 1		
PURCHASER 2		